

ARCHITECTURE AND SITE REVIEW

SURREY FARMS - LOT 2 (S-24-024)

A RESIDENTIAL DEVELOPMENT



SI PROJECT TS418510PLU PERMIT#LOT2 158510TS.LOT2.DWG

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PROJECT DATA

Lot 2 (S24-024) - APN 532-16-006, 178 Twin Oaks Drive		
	Existing	Proposed
General Plan Designation	Agriculture	Required
Zoning	RC	RC
Vacant		
Use	Williamson Act	Single Family Residence
Housing Unit Affordability	N/A	Market
Gross Lot Size	N/A	34,485
Average Slope	4.24%	8.78%
Reduction Factor	N/A	N/A
Net Lot Size	N/A	34485
Lot Frontage	N/A	192.1
Lot Depth	N/A	132.5'
		25 feet max per HDS&G unless the proposed project is deemed "visible" (18' max)
Height	N/A	32'-6"
Gross Floor Area		
Countable Attic	N/A	780
Second Floor	N/A	2807
First Floor	N/A	2987
Accessory Buildings	N/A	
		6827 (includes 253 sf of countable garage)
Total Countable SF	N/A	6,000 sf
Garage	N/A	653 up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A Exempt
		800 sf of extra floor area allowed. Max unit size is 1,200 sf
ADU	N/A	N/A
Lot Coverage	N/A	11.9% N/A in RC
Setbacks		
Front	N/A	46.2'
Side	N/A	100'
Side	N/A	25.9'
Rear	N/A	23.8'
Parking	N/A	2 spaces garage, 2 on-site 2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.79-ACRE PROPOSED LOT 2 (S-24-024) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:

TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

PLANNER/CIVIL ENGINEER:

HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

OWNER:

LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

ARCHITECT:

PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:

HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

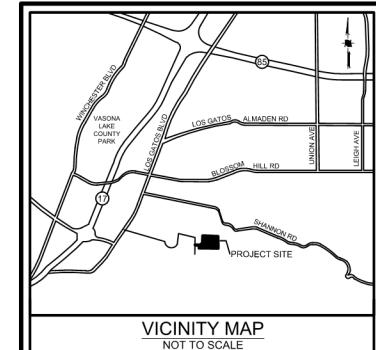
SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131
HMHca.com

1.0

PLOTTED: 3/19/2025 11:23 AM





LEGEND

PROJECT BOUNDARY	—
LOT LINE (EXISTING)	—
LOT LINE (PROPOSED)	—
EASEMENT (EXISTING)	—
EASEMENT (PROPOSED)	—
RIPARIAN AREA	—
STORMDRAIN CULVERT STRUCTURE	—
BIORETENTION AREA	—
WETLAND AREA	—
EXISTING TREE	—

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSRE	PUBLIC SERVICE EASEMENT
PSRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

TWIN OAKS DRIVE

PROJECT TS418510PLU/PERMIT1418510SP OVERALL LOT 2.DWG



SURREY FARM ESTATES

LOT 2 (S-24-024)

178 TWIN OAKS DRIVE

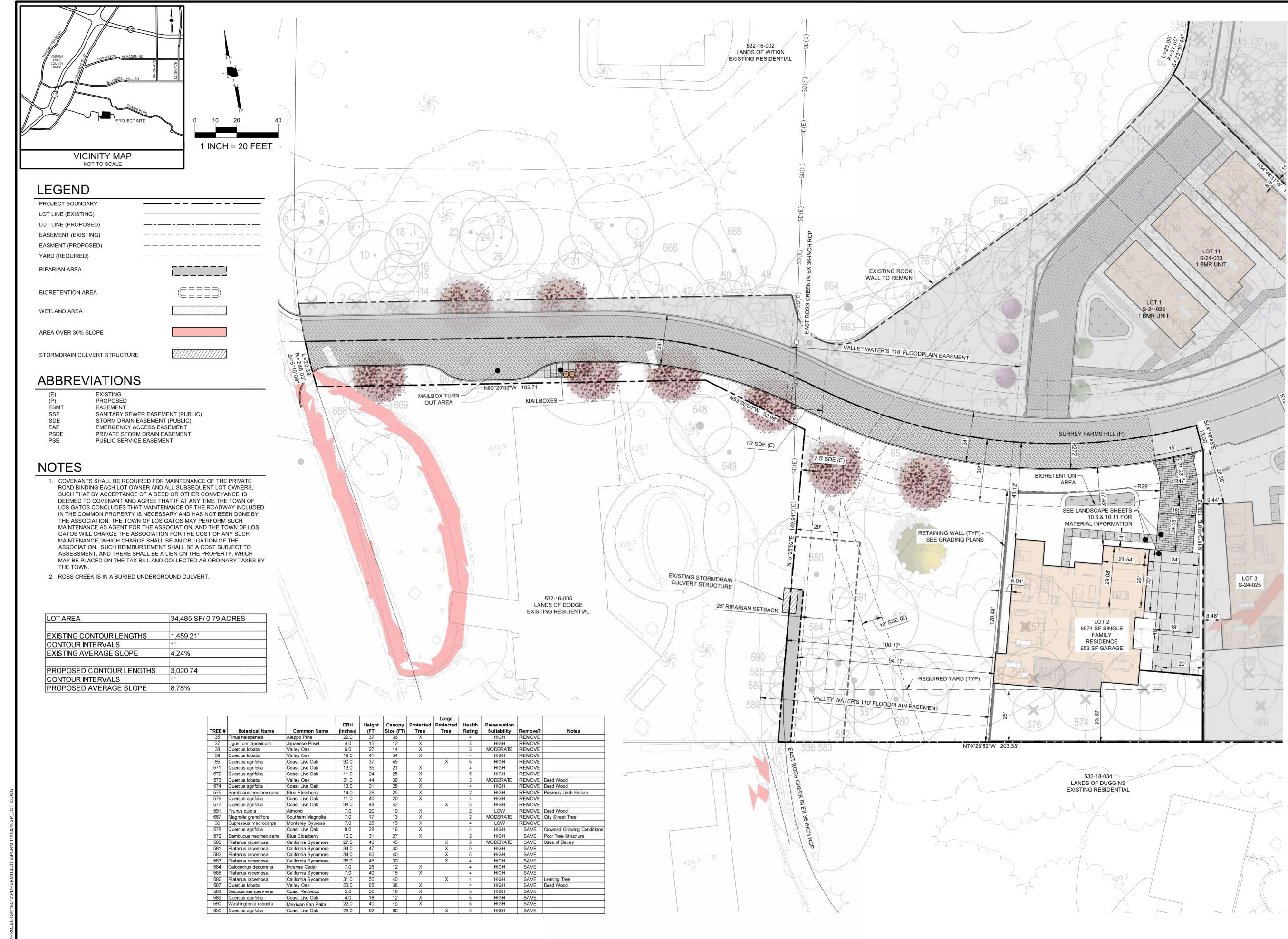
ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS

NO	DATE	DESCRIPTION
		4185.10
		CAD DWG FILE: 418510SP_Lot2.DWG
		DESIGNED BY: OB
		DRAWN BY: NW
		CHECKED BY: OB
		DATE: MAY 31, 2024
		SCALE: 1" = 20'
		(C) HMH

SITE PLAN

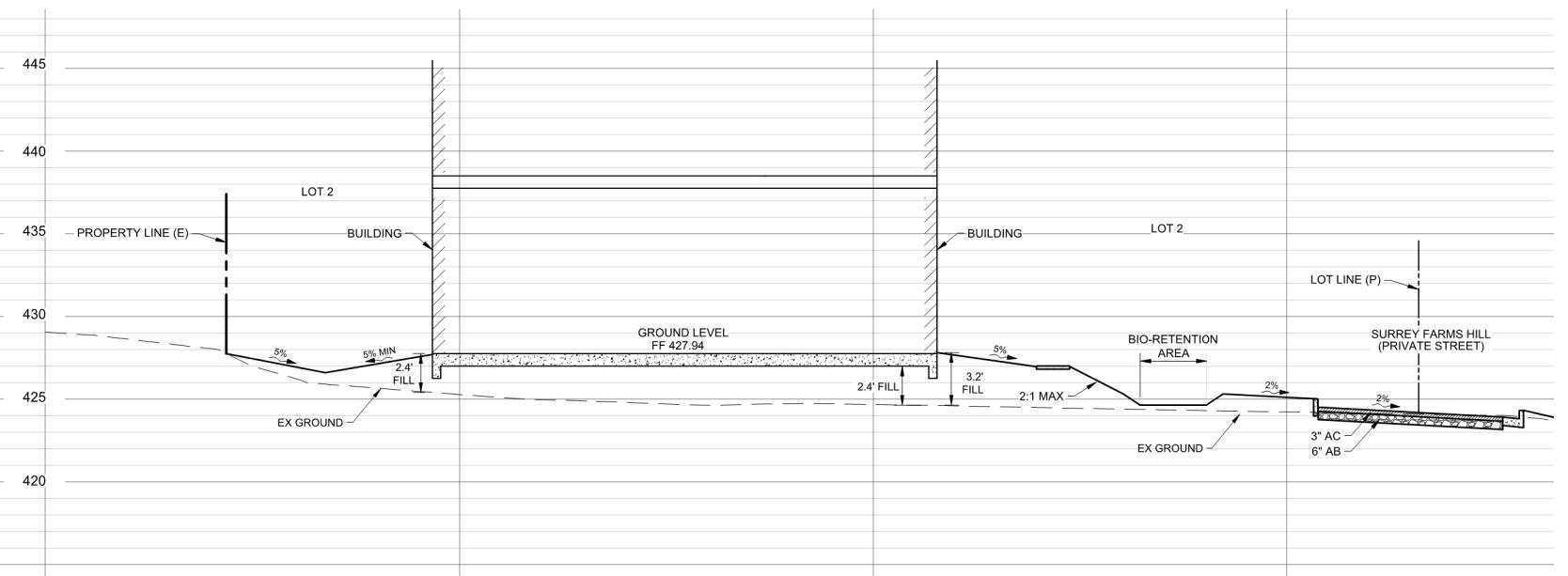
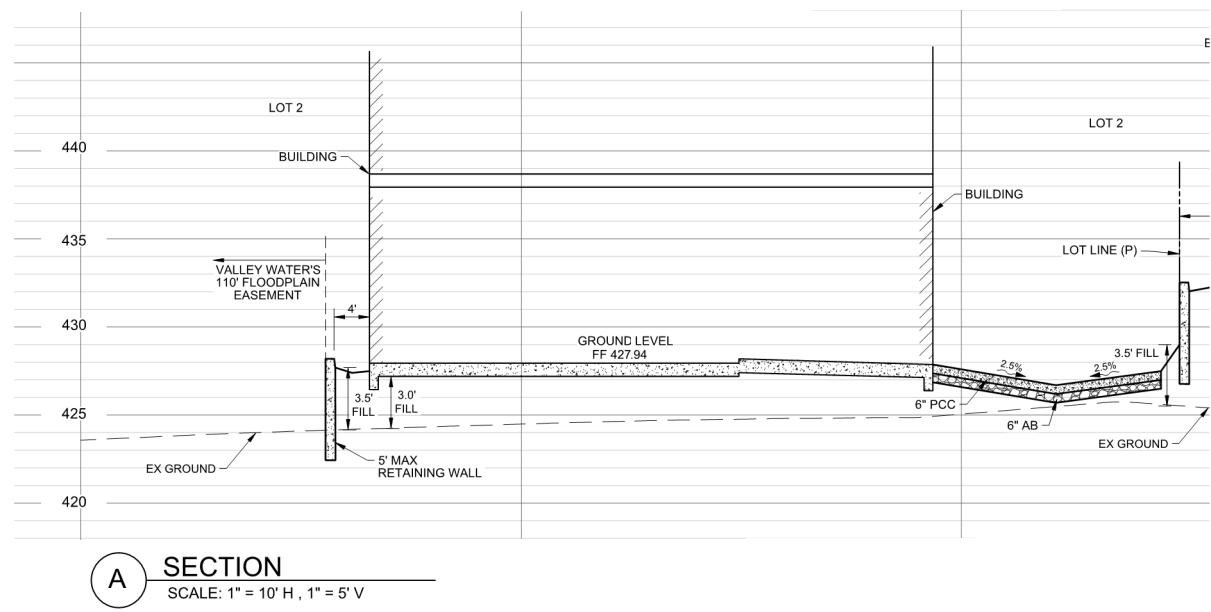
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SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
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DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

**PRELIMINARY
GRADING
SECTIONS**



ABBREVIATIONS

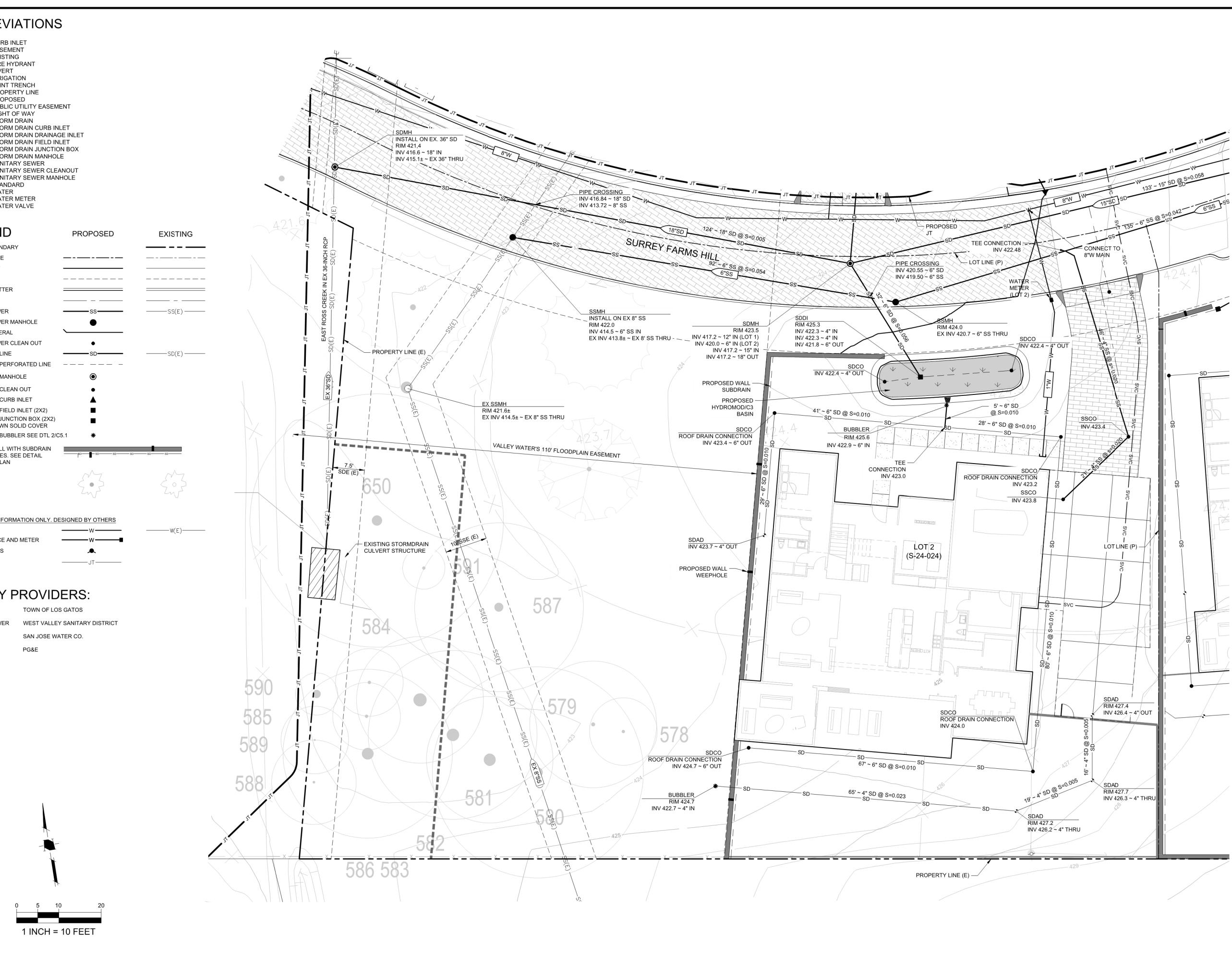
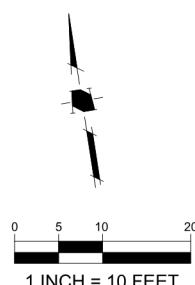
CI	CURB INLET
ESMT	EASEMENT
EX(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
R / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	---
PROPERTY LINE	---
RIGHT OF WAY	---
EASEMENT	---
CURB AND GUTTER	---
CENTERLINE	---
SANITARY SEWER	SS
SANITARY SEWER MANHOLE	●
SANITARY LATERAL	●
SANITARY SEWER CLEAN OUT	●
STORM DRAIN LINE	SD
STORM DRAIN PERFORATED LINE	SD(E)
STORM DRAIN MANHOLE	●
STORM DRAIN CLEAN OUT	●
STORM DRAIN CURB INLET	▲
STORM DRAIN FIELD INLET (2X2)	■
STORM DRAIN JUNCTION BOX (2X2)	■
W / BOLTED DOWN SOLID COVER	*
STORM DRAIN BUBBLER SEE DTL 2/C5.1	
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN	10'-0" 10'-0" 10'-0"
TREE	flower icon
SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS	
WATER MAIN	W
WATER SERVICE AND METER	W(E)
FIRE HYDRANTS	●
JOINT TRENCH	JT

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



SURREY FARM ESTATES

LOT 2 (S-24-024)

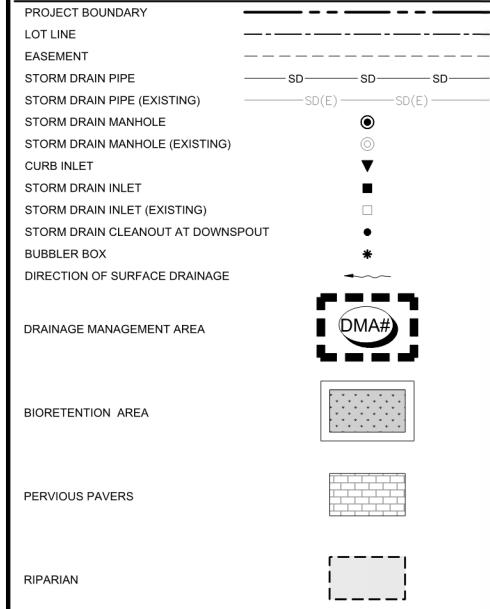
178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_Lot 2.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'
(C) HMM	

UTILITY PLAN

LEGEND



2. Project Size

a. Total Site Area: 765,552 (ft ²)		b. Total Land Area Disturbed During Construction: 242,482 (ft ²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft ²)	Existing Area Retained ¹ (ft ²)	Replaced ² (ft ²)	New Area Created ³ (ft ²)	Total Post-Project Area (ft ²)
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA ⁴	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA				97,386	
Pervious Area (PA) ⁴					
g. Total on-site PA	764,361				667,669
h. Total off-site PA ³	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced + Total Existing IA) x 100% 100 %					

¹"Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

²The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA - total pre-project IA = New IA).

³Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

⁴Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITTEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100" /HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

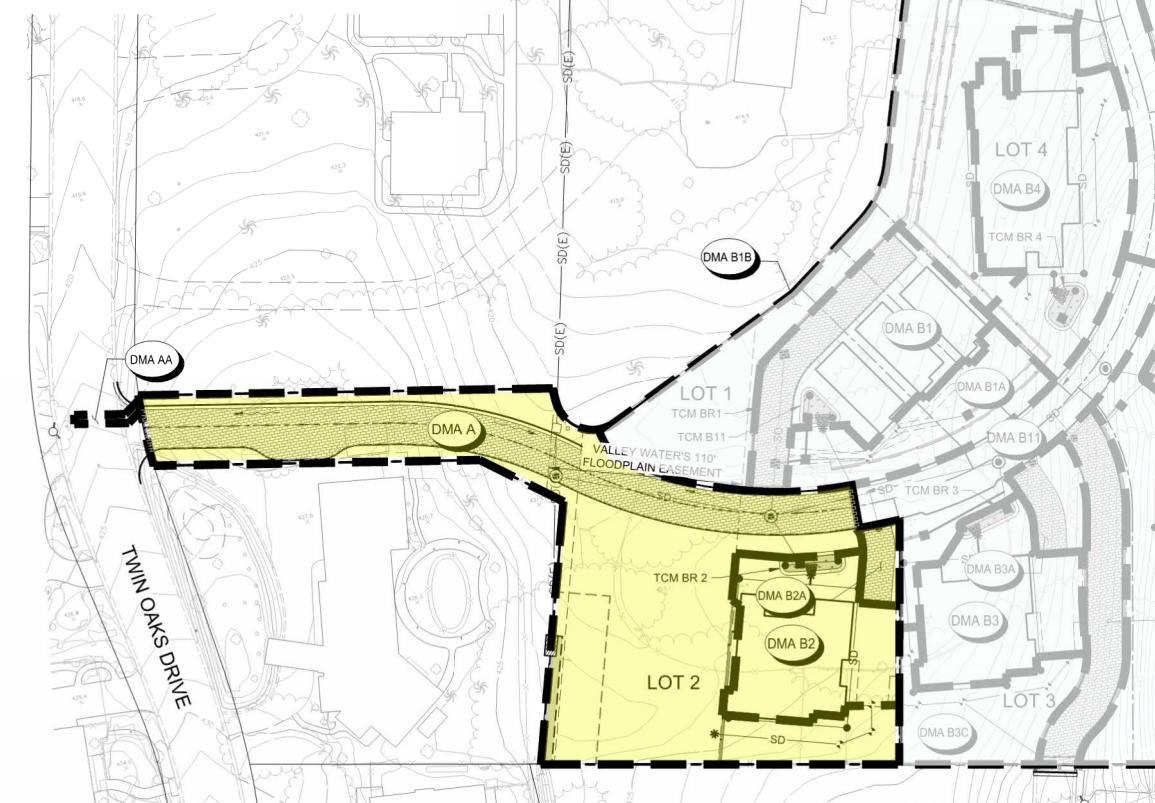
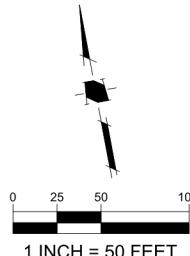
STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HYDROMODIFICATION NOTE:

- REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.



SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510SWILOT2.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
(C) HMH	

STORMWATER CONTROL PLAN

PROJECT SITE INFORMATION:

1. SOILS TYPE: C (SANDY LOAM)
2. GROUND WATER DEPTH: 30' - 50'
3. NAME OF RECEIVING BODY: GUADALUPE CREEK
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

**OPERATION AND MAINTENANCE
INFORMATION:**

PROPERTY INFORMATION:	
I.A. PROPERTY ADDRESS:	
178 TWIN OAKS DRIVE	
LOS GATOS, CA, 95032	
I.B. PROPERTY OWNER:	
JEFFREY L DODGE EXEMPT TRUST	
II. RESPONSIBLE PARTY FOR MAINTENANCE:	
II.A. CONTACT:	
LARRY DODGE	
II.B. PHONE NUMBER OF CONTACT:	
858-243-7768	
II.C. EMAIL:	
ldodge@gmail.com	
II.D. ADDRESS:	
PO BOX 2029	
RANCHO SANTA FE, CA 92067	

SOURCE CONTROL MEASU

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C 3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT:
https://cleanwater.sccgov.org/sites/4/files/EXJCPB461/FILES/SCVURPPP_C.PDF

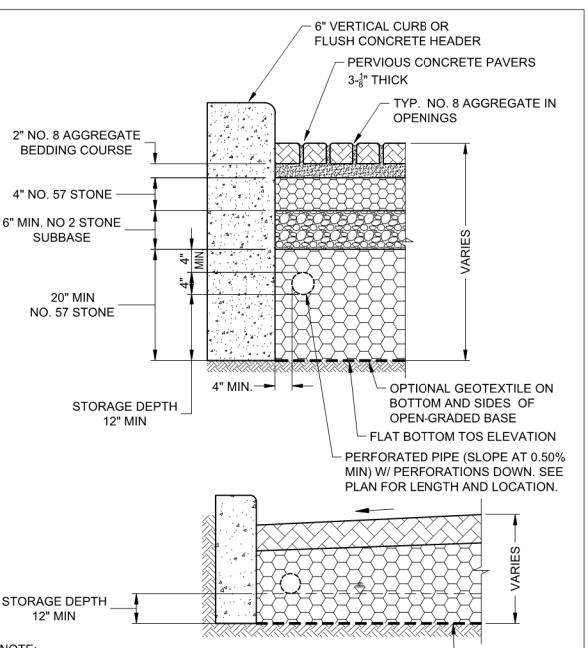
PRIOR TO ORDERING THE BIORETENTION SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIORETENTION SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIOPRETENTION AREAS

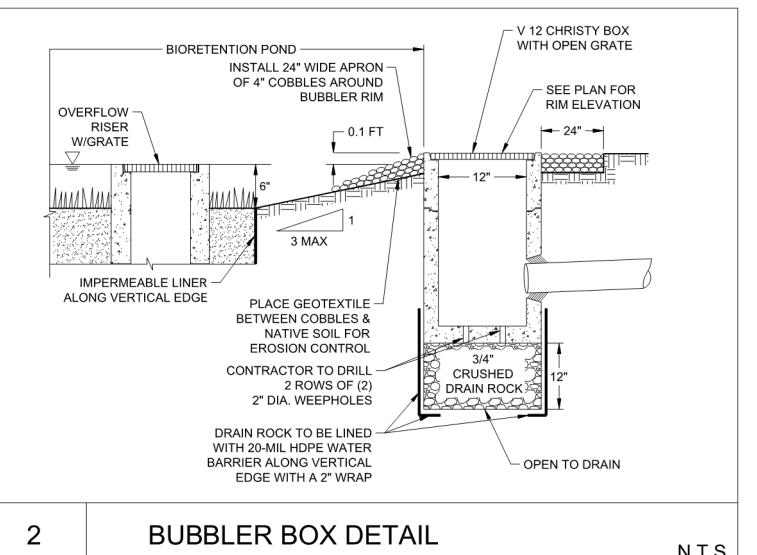
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

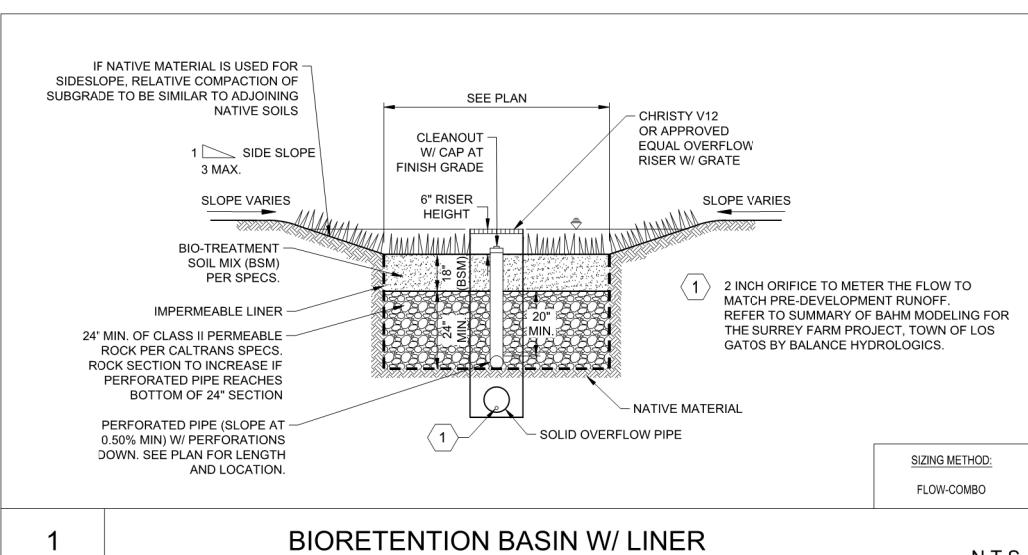
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



3	PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING)	N.T.S.
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BUBBLER BOX DETAIL



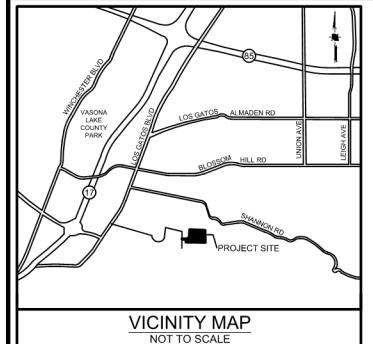
BIORETENTION BASIN W/ LINER

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5

PLOTTED: 9/12/2025 11:48 AM



EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR/OWNER: JEFF CURRAN 1475 SARATOGA AVENUE SAN JOSE, CA 95129 (408) 252-9131
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
- CIVIL ENGINEER: HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131 ATTN: RAFAEL HERNANDEZ 408 487 2200
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
- INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
- ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
- CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
- IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

BUILDING PAD PROTECTION NOTE:

- IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

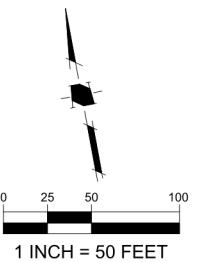
THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

- STANDARD INLET PROTECTION
- FIBER ROLL OR SILT FENCE (SEE PLAN)
- STABILIZED CONSTRUCTION ENTRANCE
- HYDROSEED DISTURBED AREA

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN Voids ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

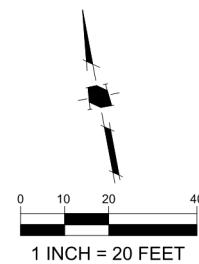


SURREY FARM ESTATES LOT 2 (S-24-024) 178 TWIN OAKS DRIVE ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_Lot 2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
(C) HMM	

EROSION CONTROL PLAN

6.0



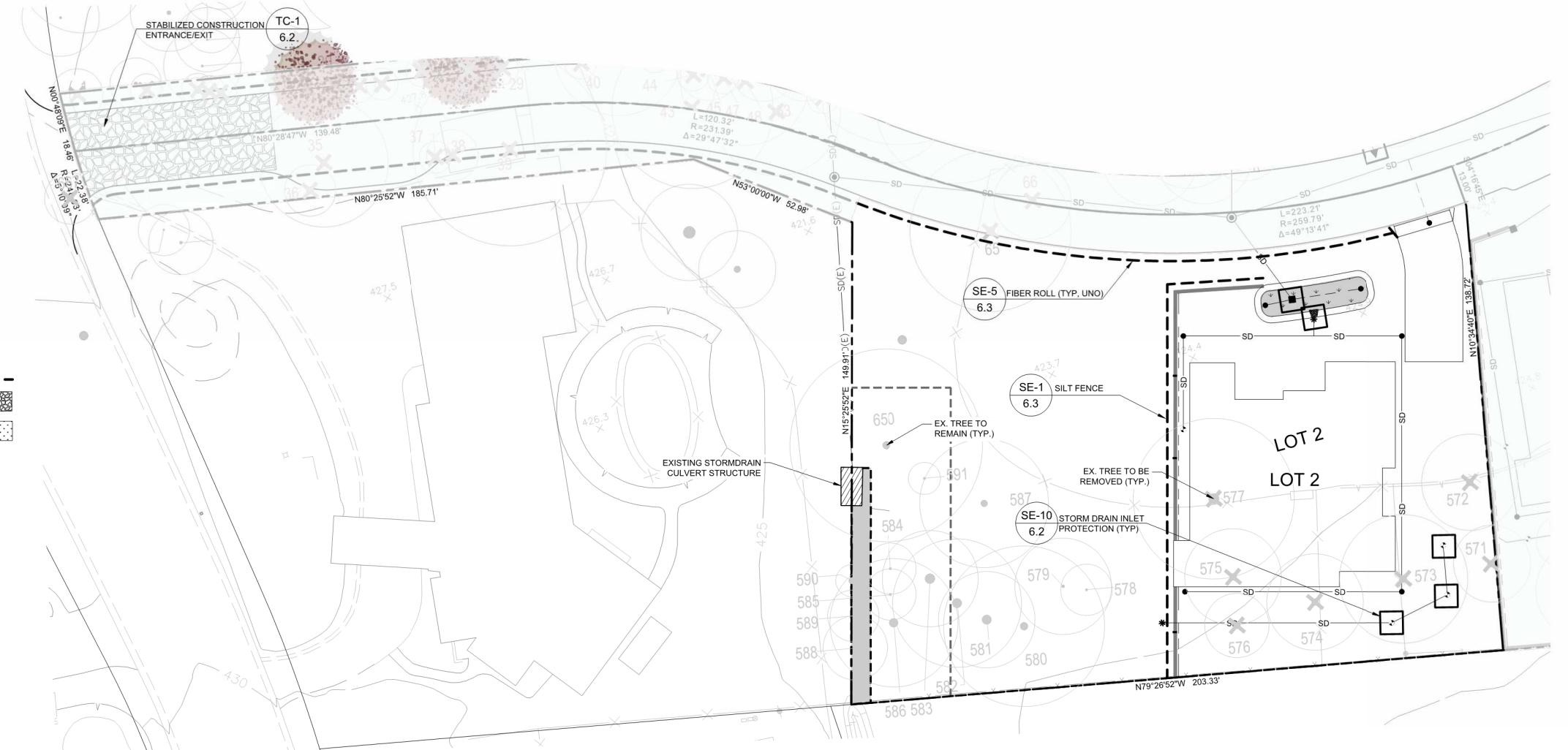
SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS	
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DESIGNED BY:	AV/RH	
DRAWN BY:	AV	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	1" = 20'	
© HMH		

**EROSION CONTROL
PLAN**

LEGEND

- STANDARD INLET PROTECTION
-
- FIBER ROLL OR SILT FENCE (SEE PLAN)
-
- STABILIZED CONSTRUCTION ENTRANCE
-
- HYDROSEED DISTURBED AREA



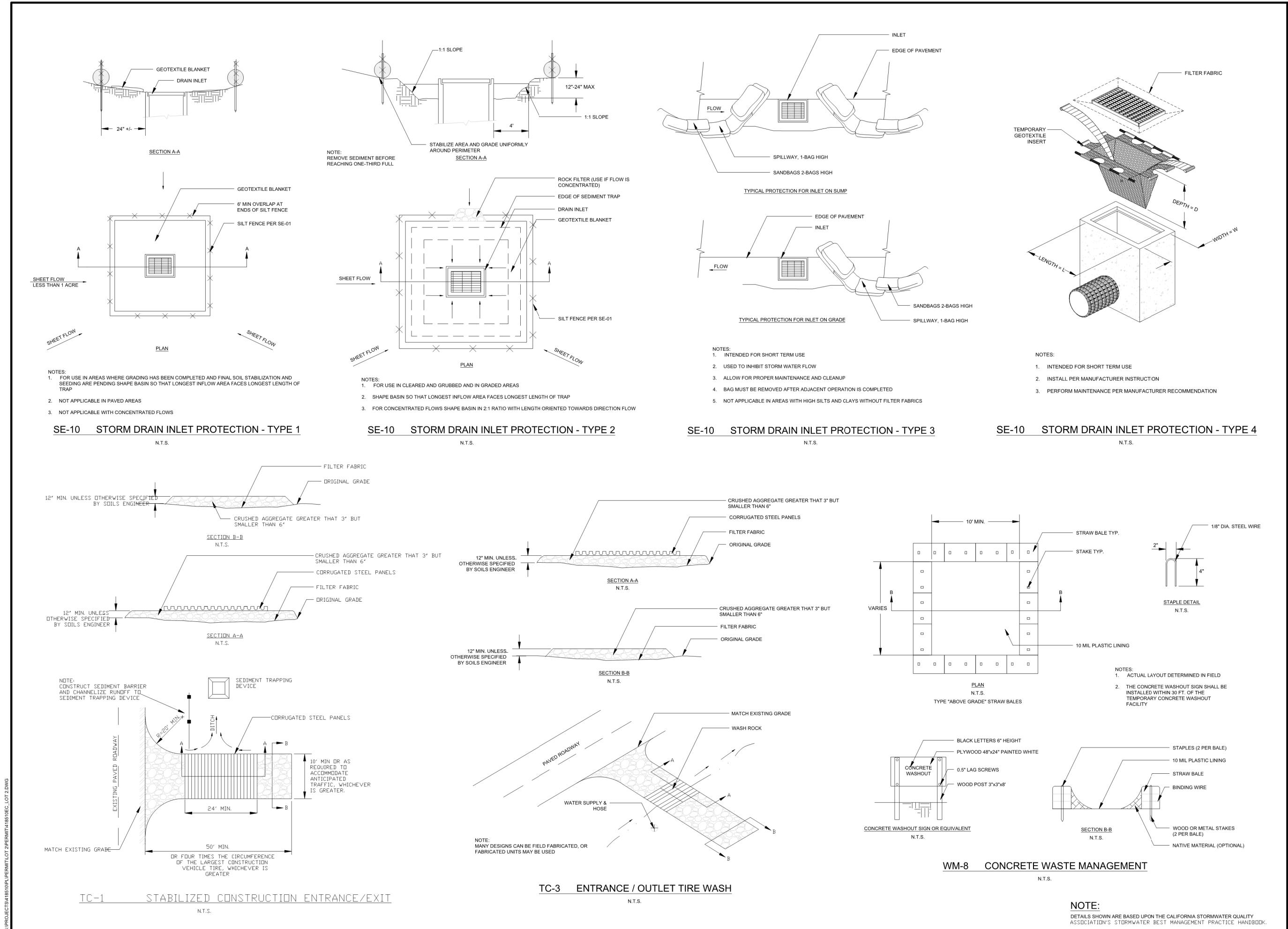
SURREY FARM ESTATES

LOT 2 (S-24-024) 178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
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1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC.LOT2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

EROSION CONTROL DETAILS



SURREY FARM ESTATES

LOT 2 (S-24-024)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

6'x6' ANCHOR TRENCH
MATS / BLANKETS SHOULD BE INSTALLED DOWNSLOPE
BERM
TAMP DIRT OVER MATS / BLANKETS
2:1 (H/V) SLOPE MAX
12°
FILTER CLOTH 4" ABOVE SOURCE OF WATER
WATER TABLE
NON-WOVEN GEOTEXTILE FILTER FABRIC UNDER TYPICAL TREATMENT
ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION
N.T.S.
NOTES:
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL
N.T.S.

INITIAL CHANNEL ANCHOR TRENCH
N.T.S.
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH
N.T.S.
STAKE AT 3' TO 5' INTERVALS
3' OVERLAP
STAPLE SPACING IN SLOPES 12"
CHANNEL BOTTOM
CHECK SLOT AT 25'-30' INTERVALS
ISOMETRIC VIEW
N.T.S.
INTERMITTENT CHECK SLOT
N.T.S.
4"x4" ANCHOR SHOE
LONGITUDINAL ANCHOR TRENCH
N.T.S.

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL
N.T.S.

OPTIONAL MAINTENANCE OPENING DETAIL
MAX REACH = 500' (SEE NOTE 1)
A
TOE OF SLOPE
CROSS BARRIER (SEE NOTE 10)
SLOPE
FABRIC
WOOD STAKE
END DETAIL
SILT FENCE PLAN
N.T.S.
SILT FENCE
END STAKE (SEE NOTE 2)
SILT FENCE FABRIC
END DETAIL
OPTIONAL MAINTENANCE OPENING DETAIL
FABRIC
STAKE
SANDBAGS TWO LAYERS HIGH
END STAKE
SILT FENCE FABRIC
TOP OF SLOPE
SLOPE
DETAIL A
JOINING SECTION DETAIL (TOP VIEW)
FABRIC SECTION A (SEE NOTES 6, 7 & 12)
STAKE B
FABRIC SECTION B (SEE NOTES 6, 7 & 12)
STAKE A
SANDBAGS
SEE NOTE 10
SECTION C-C
N.T.S.
SECTION A-A
SETBACK VARIES (SEE NOTE 4)
2"x2" WOOD STAKE (SEE NOTE 3 & 5)
FABRIC
SEE DETAIL A
TOE OF SLOPE
SLOPE
CROSS BARRIER DETAIL
N.T.S.
END STAKE DETAIL (TOP VIEW)
FABRIC (SEE NOTE 8)
2"x2" WOOD STAKE (SEE NOTE 3)
SILT FENCE
C
C
TOE OF SLOPE
SLOPE

NOTES:
1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE
N.T.S.

EROSION CONTROL PLAN NOTES:
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NOTE: SIZE SPILLWAY TO CONVEY PEAK DESIGN FLOW
TYPICAL OPEN SPILLWAY
OUTLET PIPE OR USE ALTERNATIVE OPEN SPILLWAY
EXCAVATE IF NECESSARY FOR STORAGE
FLOW
EARTH EMBANKMENT
OUTLET PROTECTION
ALL SLOPE 1:3 (V:H) OR FLATTER
5'-0" MIN
12' MIN
PERFORATE RISER
WATERTIGHT CONNECTION
TYPICAL SLOPE SOIL STABILIZATION

SE-3 SEDIMENT TRAP
N.T.S.

FIBER ROLLS
NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR
4' MAX
4' MAX
4' MAX
VERTICAL SPACING MEASURED ALONG THE FACE OF THE SLOPE VARIES BETWEEN 10' AND 20'
INSTALL FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE
FIBER ROLL INSTALLATION
N.T.S.

SE-5 FIBER ROLLS
N.T.S.

FIBER ROLL 8' MIN
2" MIN
4" MAX
12' MIN
3/4" x 3/4" WOOD STAKES MAX 4" SPACING
ENCROACHMENT DETAIL
N.T.S.

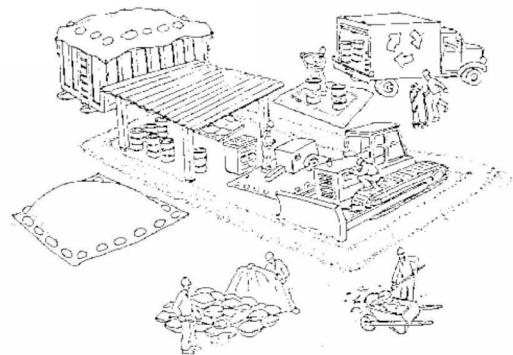
NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

6.3

PLOTTED: 8/12/2025 11:39 AM

PROJECT TS418510PLU/PERMIT#LOT 2/PERMIT#1418510EC LOT 2.DWG

Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

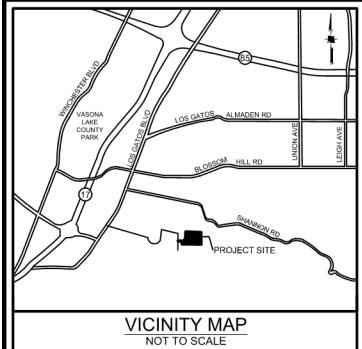
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
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SCALE:	AS SHOWN
(C) HMH	

BASMAA



REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C,
TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C,
TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C,
TABLE C102.1

LOTS 2,3; 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C,
TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 3 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C

TABLE C102.1

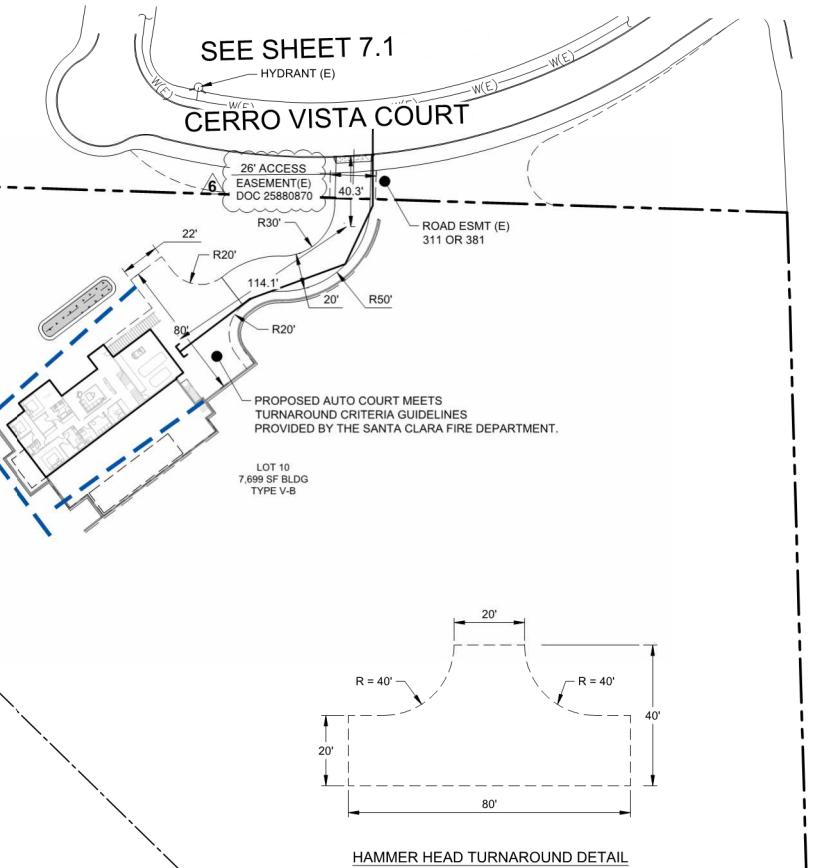
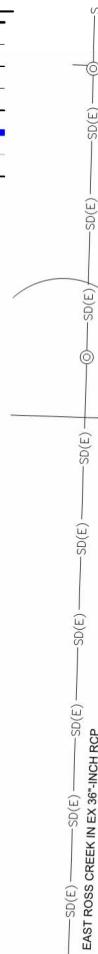
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF 10 FEET FOR FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
 - b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
 - d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
 - e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
 - f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION HAZARDOUS MATERIALS DIVISION.
 6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
 7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
 8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

1570 Oakland Road
San Jose, CA 95131

LEGEND

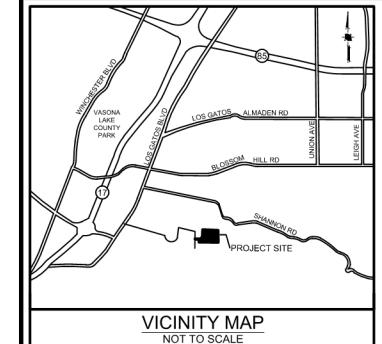
PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	
WATER LINE (PROPOSED)	
FIRE DEPARTMENT LINE (PROPOSED)	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)
30'/50' TURNING RADIUS	



HAMMER HEAD TURNAROUND DETAIL

FIRE ACCESS PLAN

7.0



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

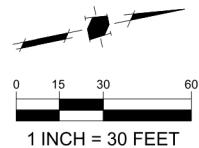
LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200 FEET
3. CONSTRUCTION TYPE IS VB
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
 - b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
 - d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
 - e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
 - f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX HOSE PULL	
EXISTING WATER LINE	
FIRE DEPARTMENT LINE (PROPOSED)	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	
EMERGENCY ACCESS EASEMENT	
PUBLIC SERVICE EASEMENT	
EXISTING	
PROPOSED	



30'/50' TURNING RADIUS



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

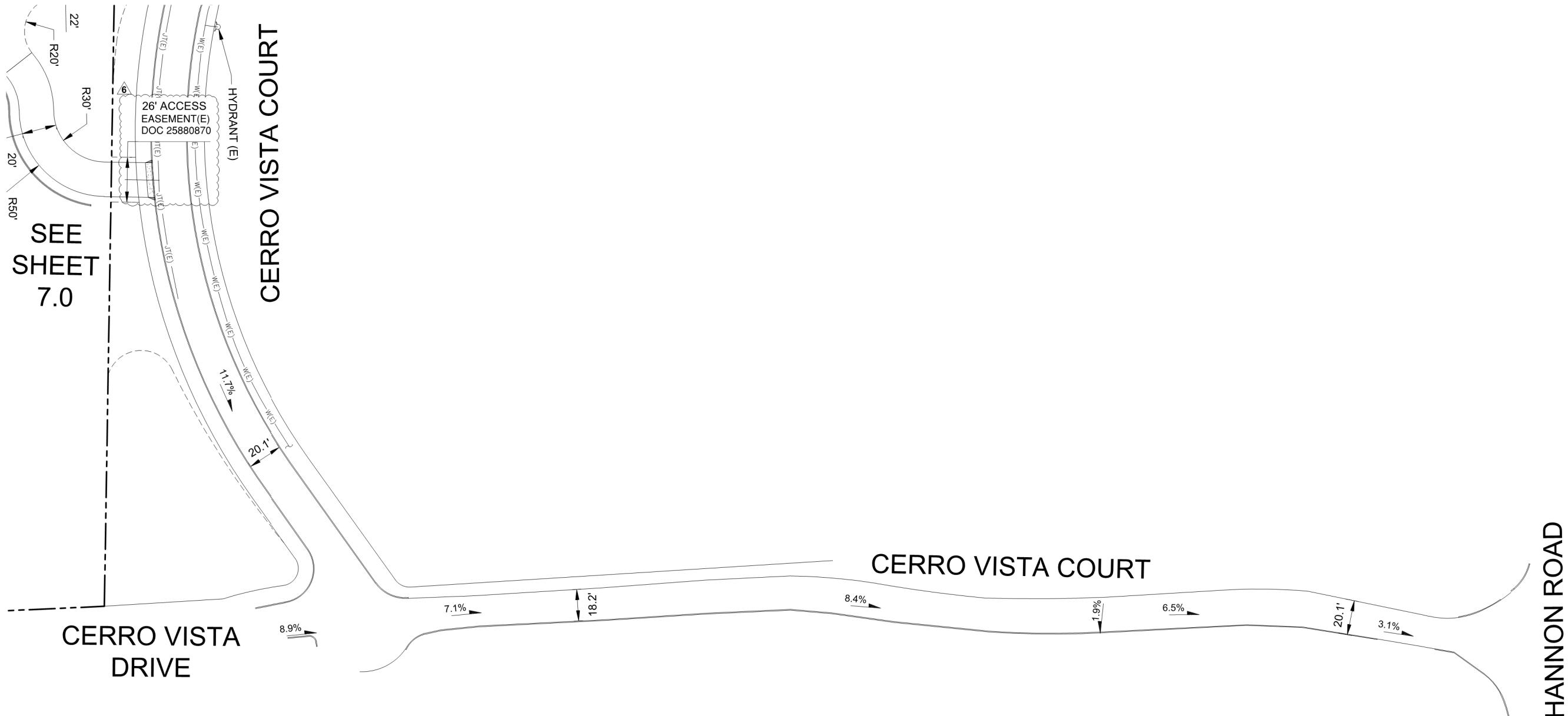
1570 Oakland Road (408) 487-2200
San Jose, CA 95131
HMHCa.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

10/24/2025	PER CITY COMMENTS	
9/15/2025	PER CITY COMMENTS	
7/25/2025	PER CITY COMMENTS	
4/18/2025	PER CITY COMMENTS	
3/31/2025	PER CITY COMMENTS	
NO	DATE	DESCRIPTION
PROJECT NO:	4185.10	
CAD DWG FILE:	418510FA.LOT2.DWG	
DESIGNED BY:	XX	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	
(C)	HMH	

FIRE ACCESS PLAN

7.1



SURREY FARM ESTATES

LOT 2 (S-24-024)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

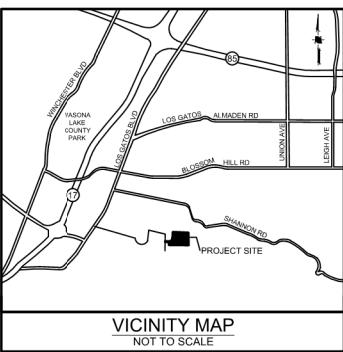
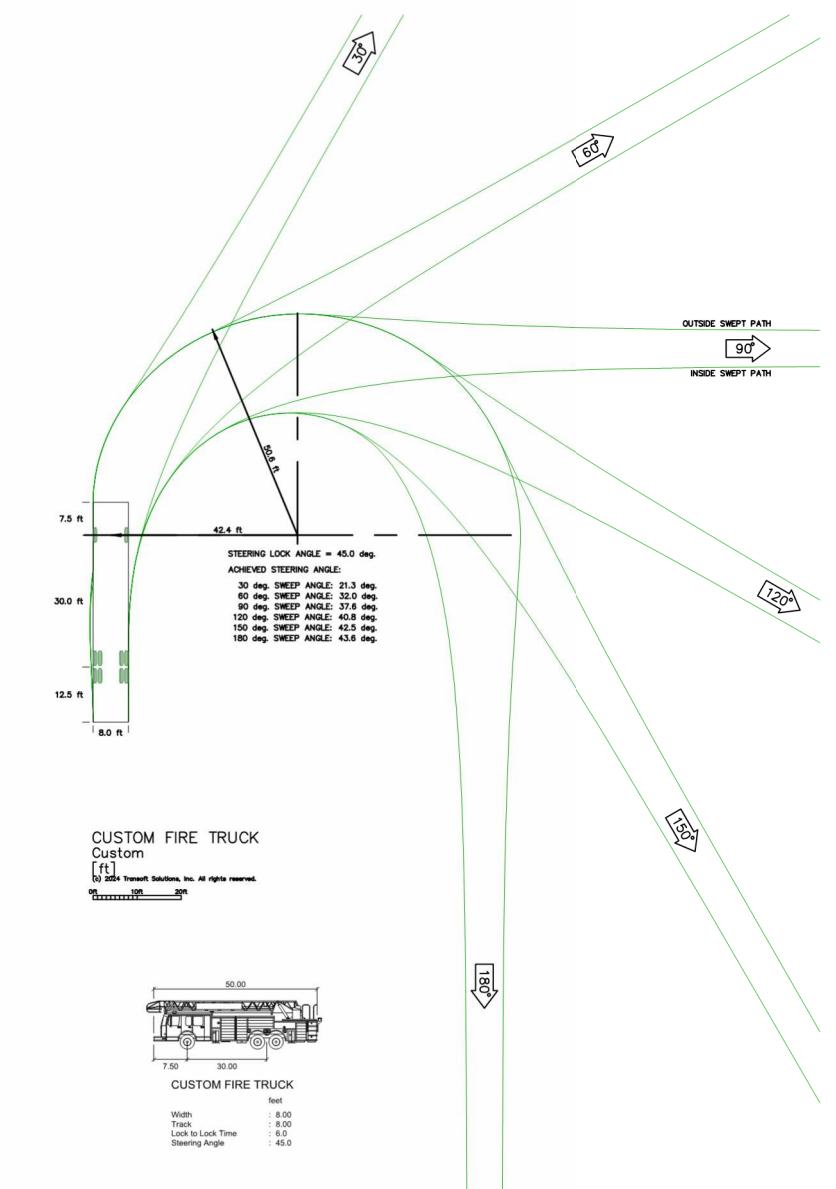


0 10 20 40
1 INCH = 20 FEET

PROJECT TS418510PLUPERMIT1418510FA.LOT 2.DWG



0 10 20 40
1 INCH = 20 FEET



9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION

FIRE TRUCK TURNAROUND

7.2

PILOTED: 8/12/2025 11:43 AM



PLANNING APPLICATION - LOT 2 (S-24-024) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge

Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM

Architecture+Planning
Contact: Chris Hall
chris@platformmdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers

Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape

Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 2 is a proposed as market rate and part of the
12 lot subdivision. See Civil Title Pg 1.0 for detailed
Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

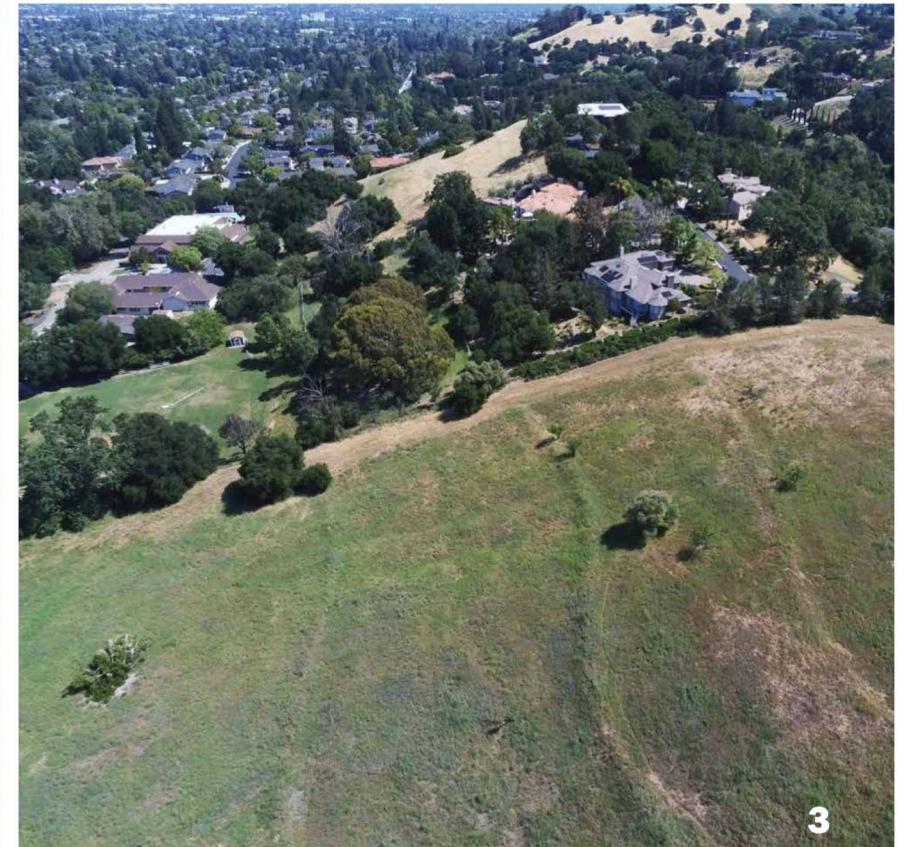


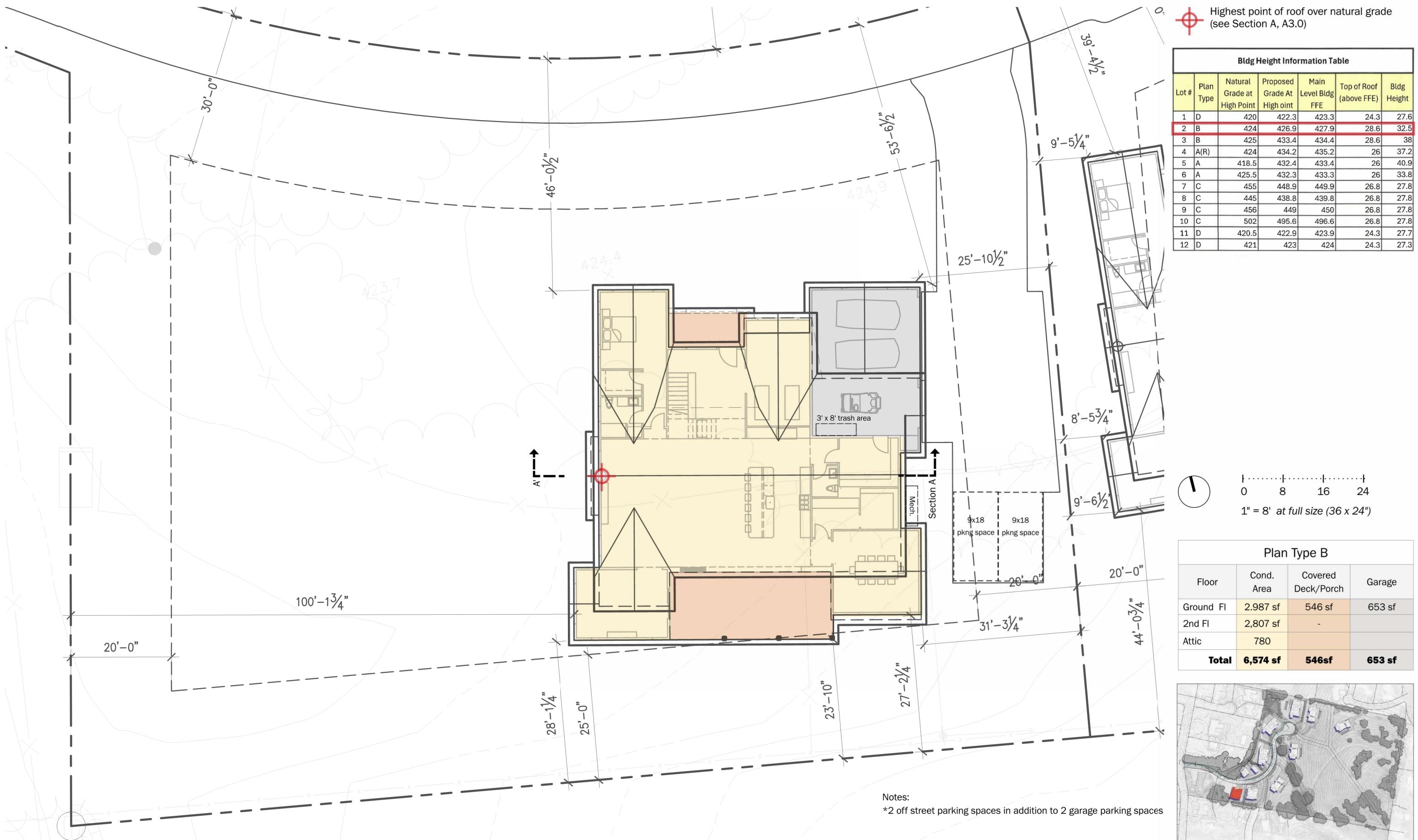
LOCATION PLAN:

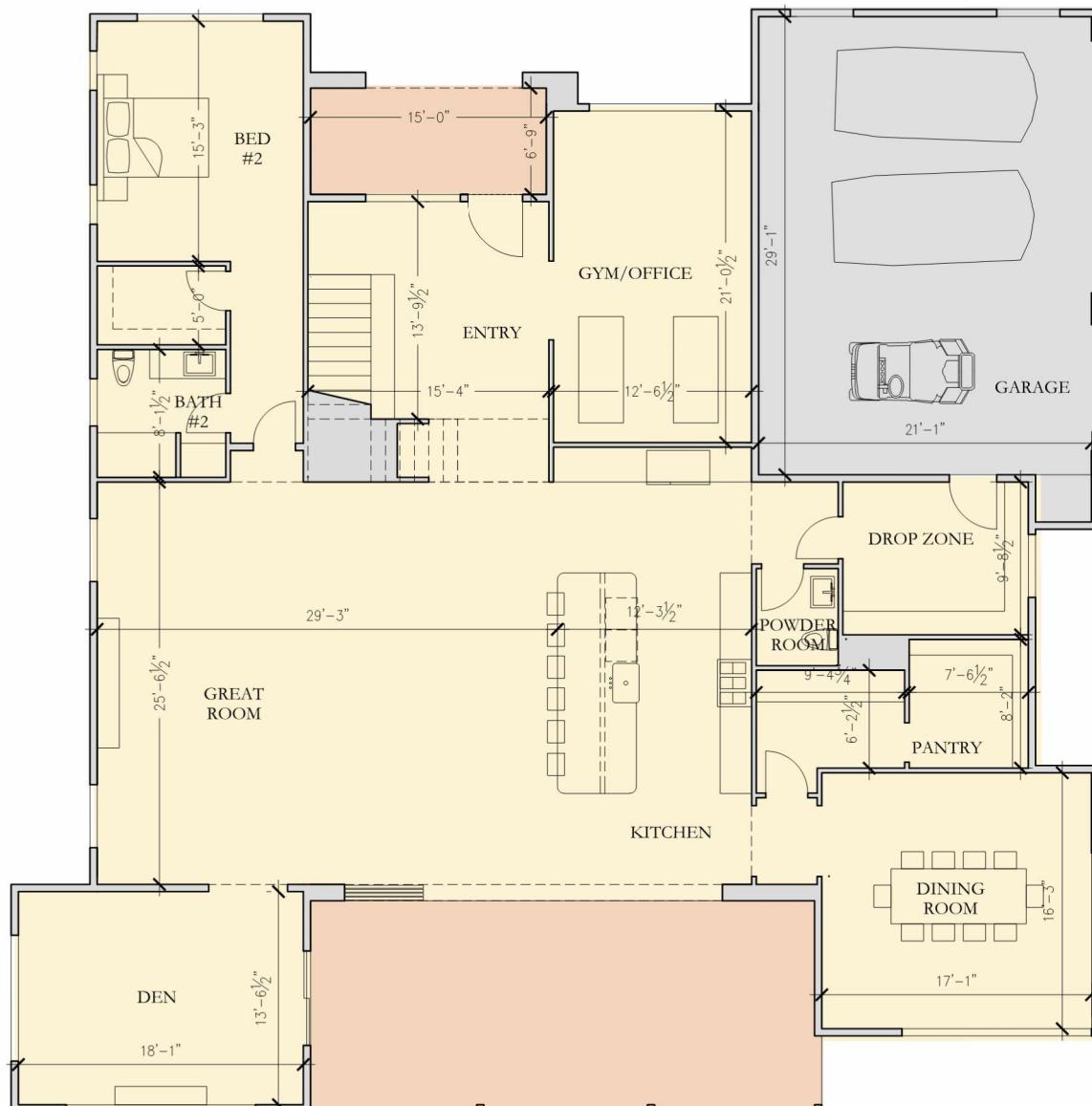


VICINITY MAP:





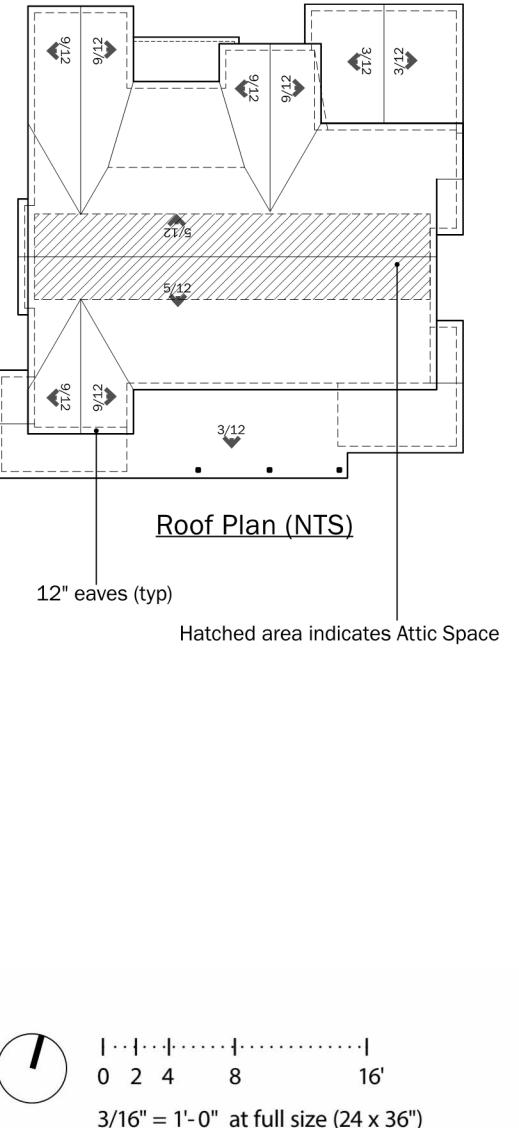




Ground Floor Plan



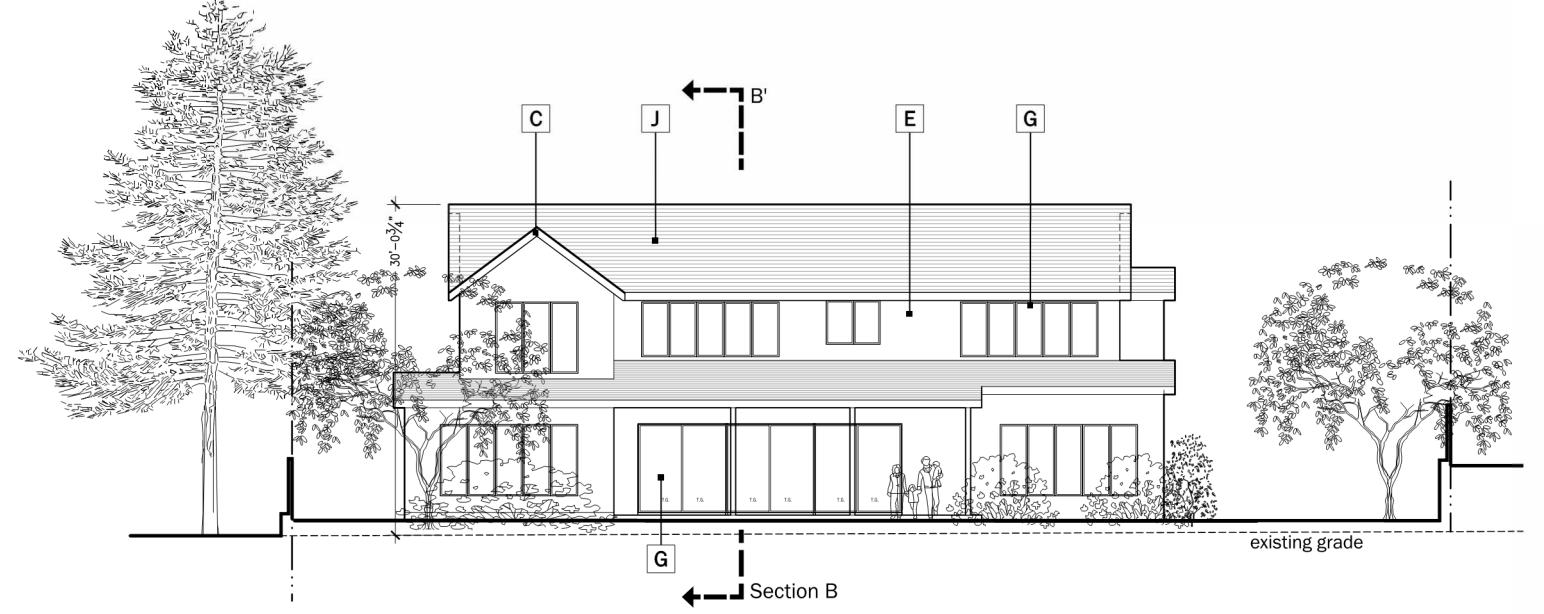
2nd Floor Plan



3/16" = 1'-0" at full size (24 x 36")

Plan Type B			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,987 sf	546 sf	653 sf
2nd Fl	2,807 sf	-	
Attic	780		
Total	6,574 sf	546sf	653 sf





NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

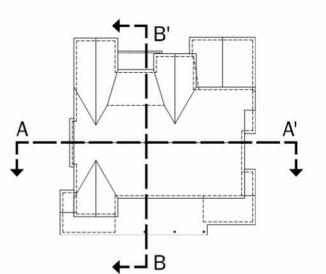
Exterior Lighting

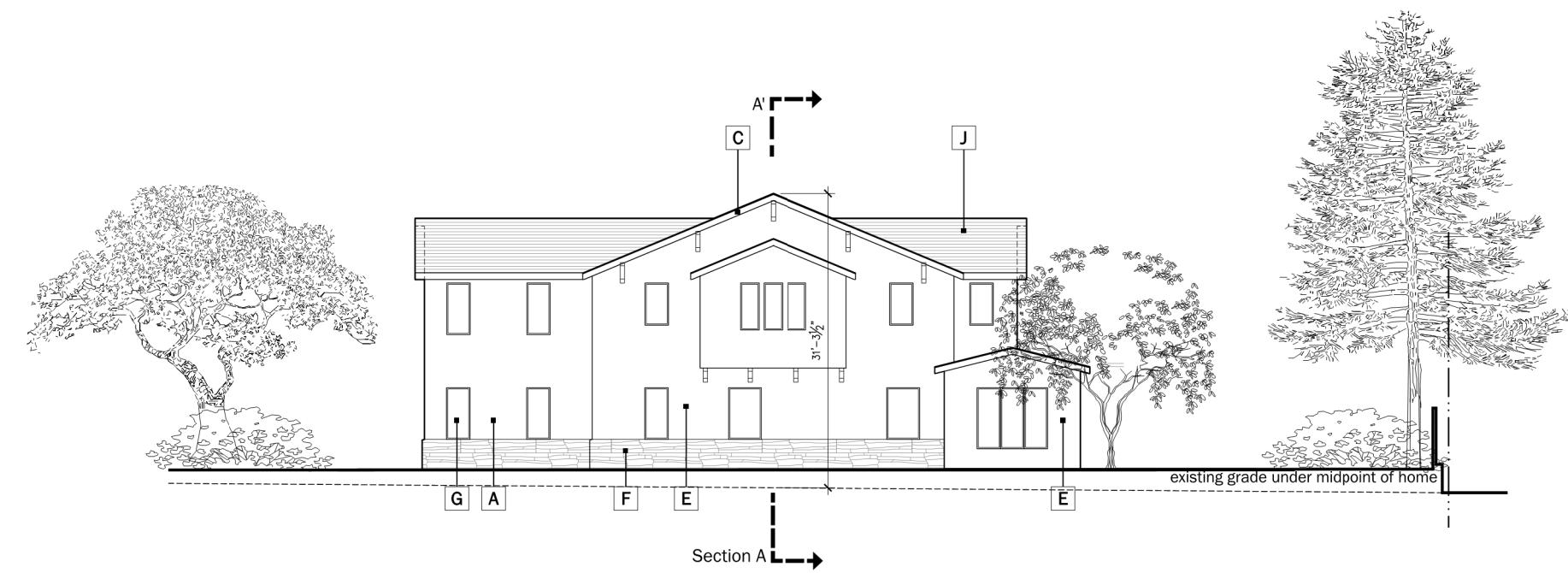
Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24
1" = 8' at full size (36 x 24")

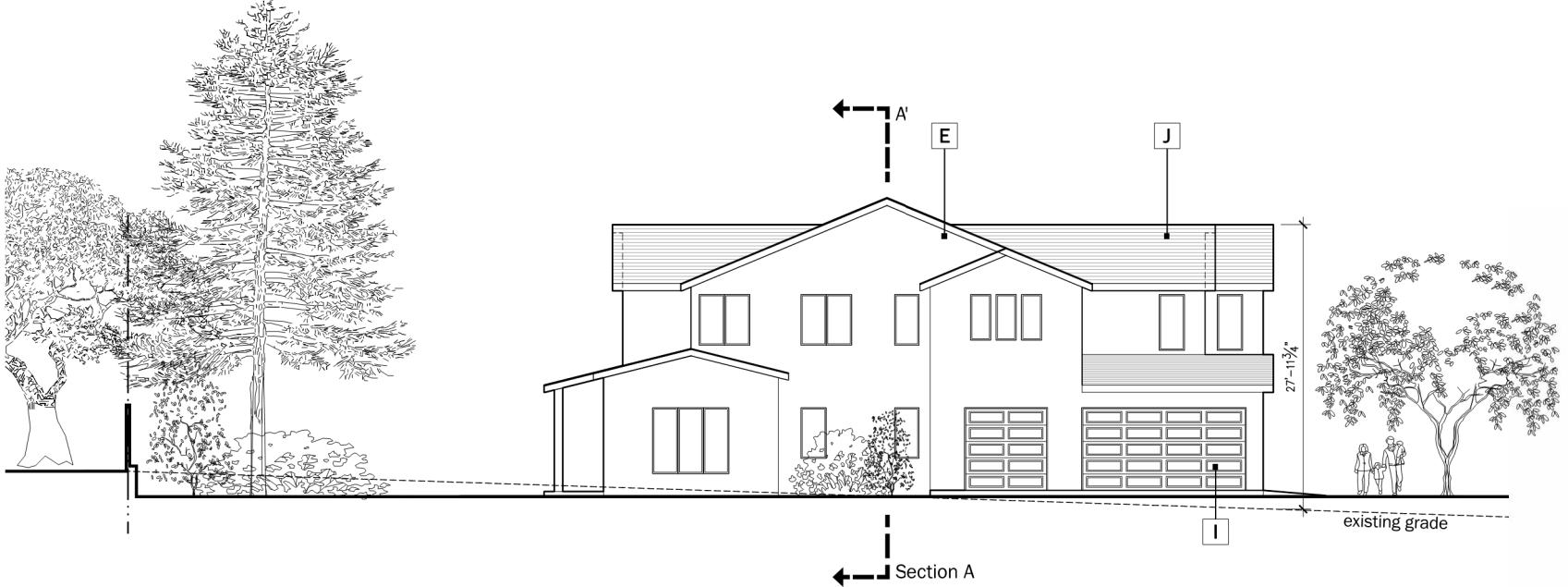
A Wood Siding	30 LRV Vertical Wood Siding Weathered Cedar Clear Satin	F Stone Veneer Accent	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
B Painted Metal Railing	LRV 10 Architectural Grade Painted Metal	G Fiberglass Windows	LRV 10 Slim Profile Section
C Painted Trim	LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	H Painted Entry Door	Varies
D Painted Wood Shutters	LRV 30 Exterior Straight Top Shutters. Paint to match accent trim	I Roll-Up Garage Door	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites
E Stucco	Sand Stucco Finish Painted or integral color - See Body Color Note	J Concrete Tile Roofs	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
K Wall Sconce 1	Rejuvenation 'Dyer' Sconce	L Wall Sconce 2	'Allegheny' - Outdoor Wall Sconce
M Wall Sconce 3	Rejuvenation 'Silas' Outdoor Wall Sconce		
1 Body Color 6	LRV 20%	2 Body Color 5	LRV 30%
3 Body Color 3	LRV 10%		

1" = 8' at full size (36 x 24")





West Elevation



East Elevation

NOTES:

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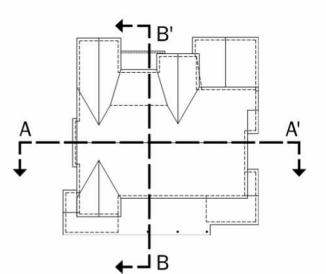
Exterior Lighting

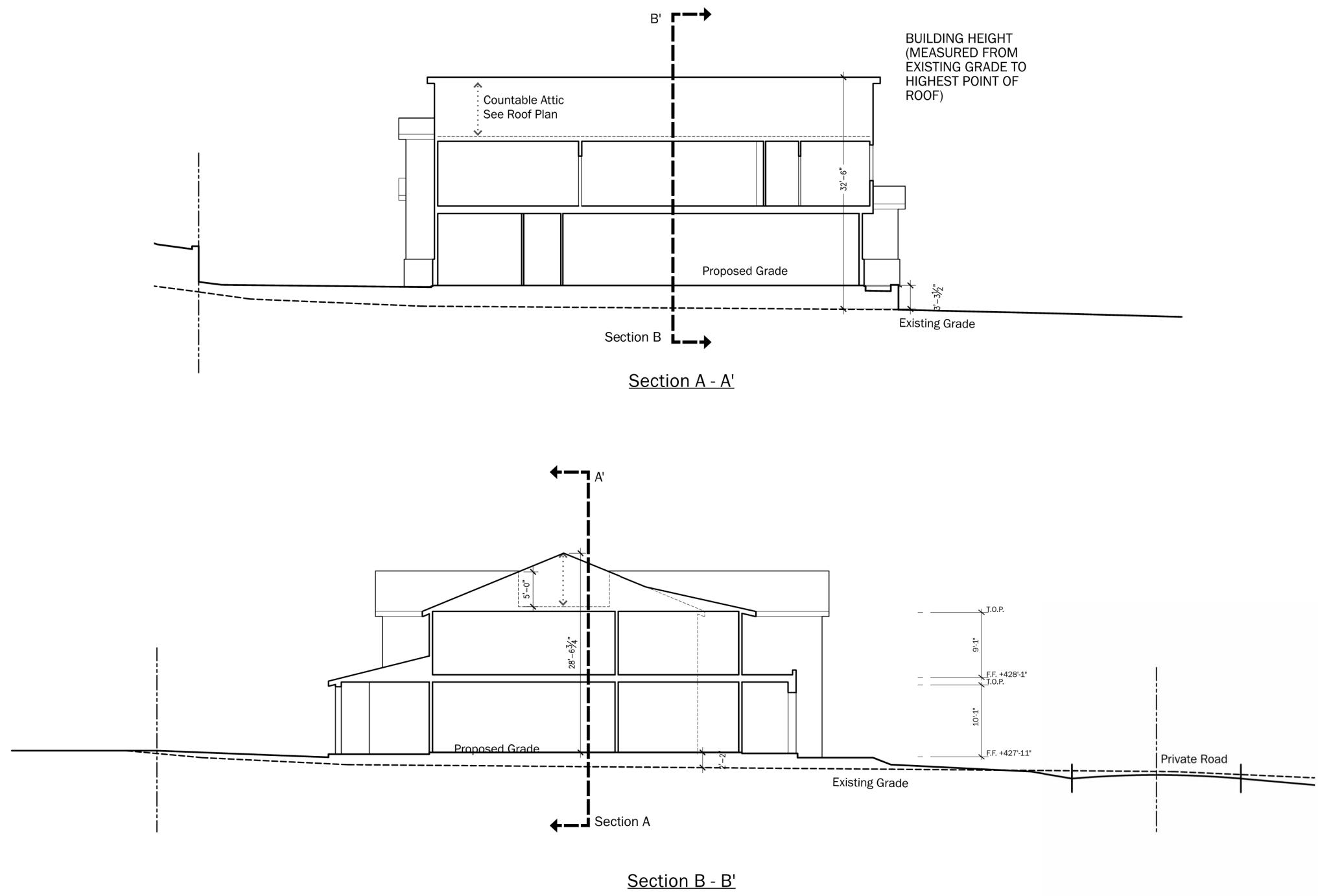
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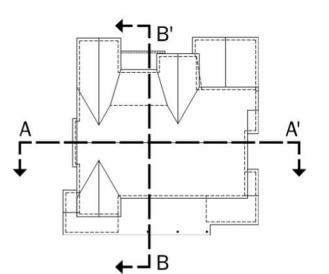
NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

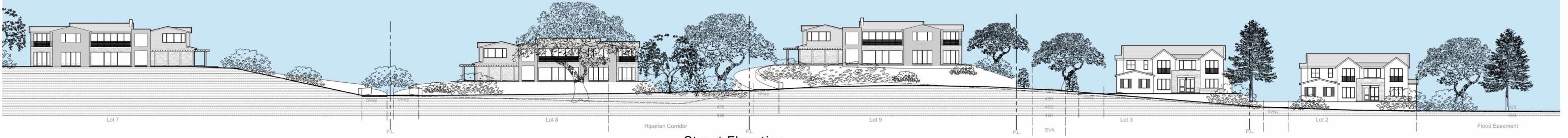
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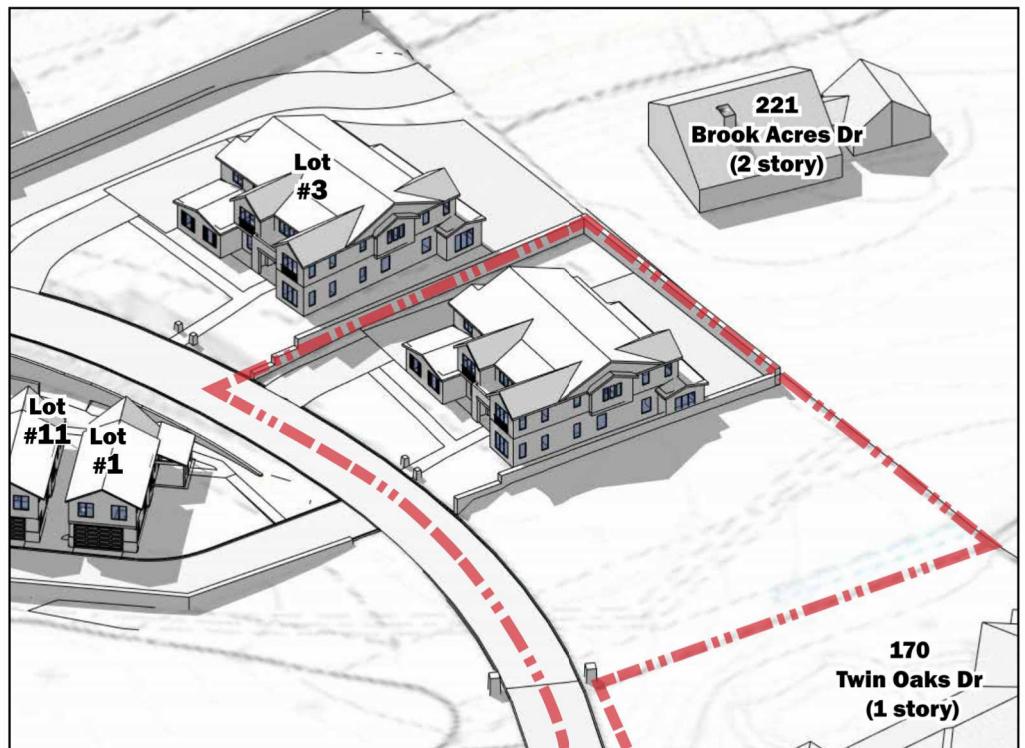
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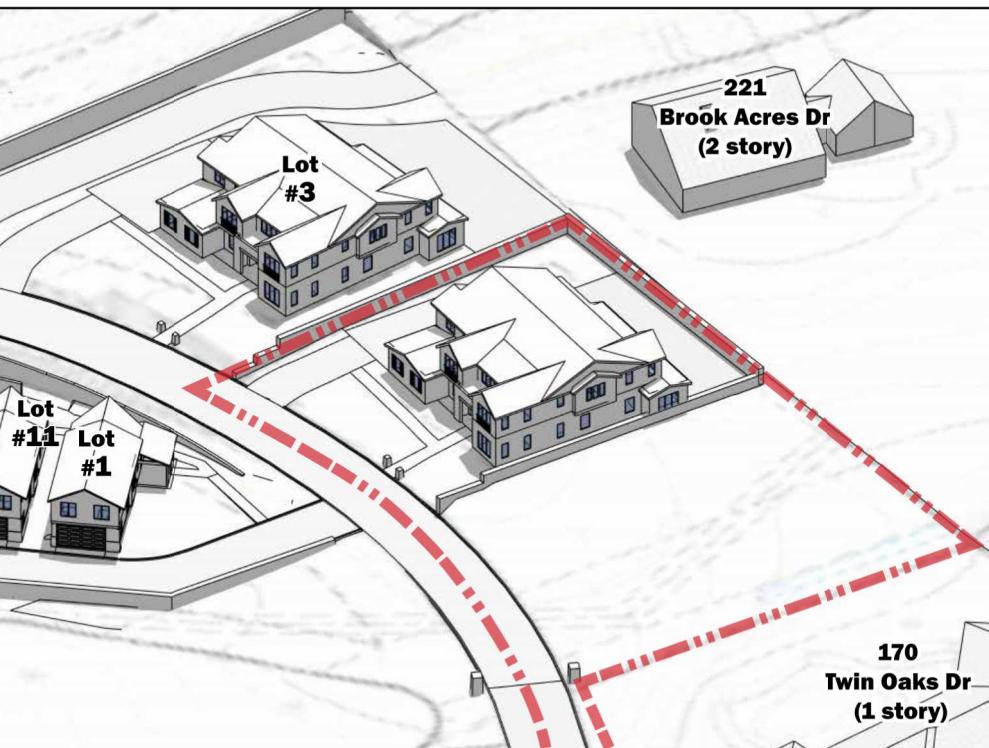


Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High point	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

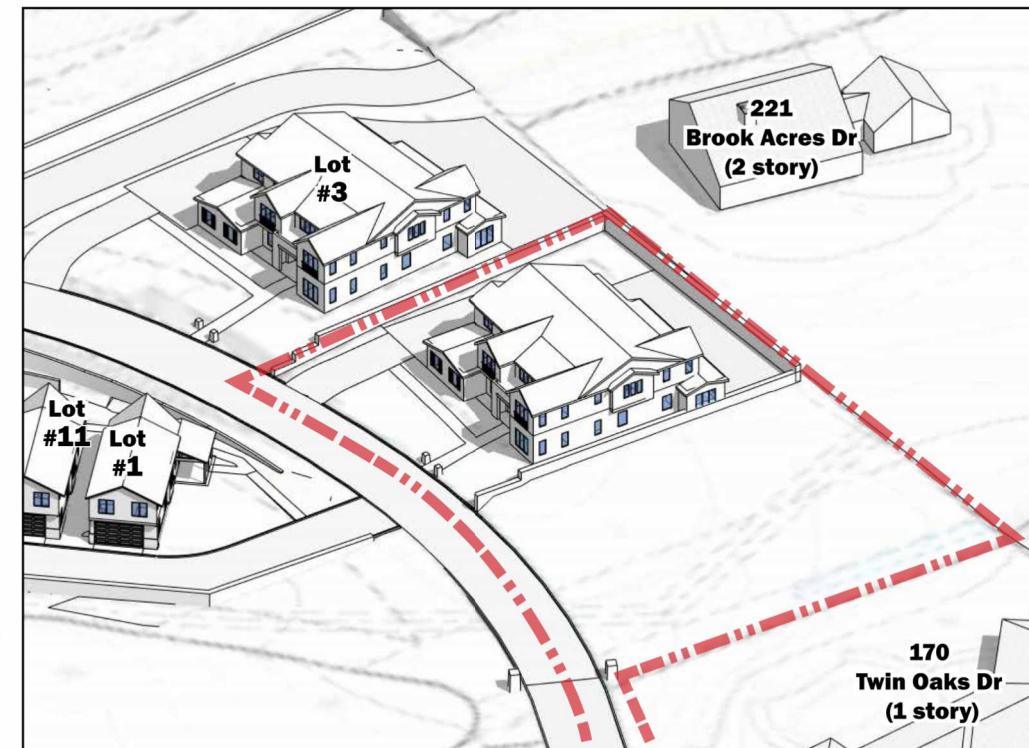




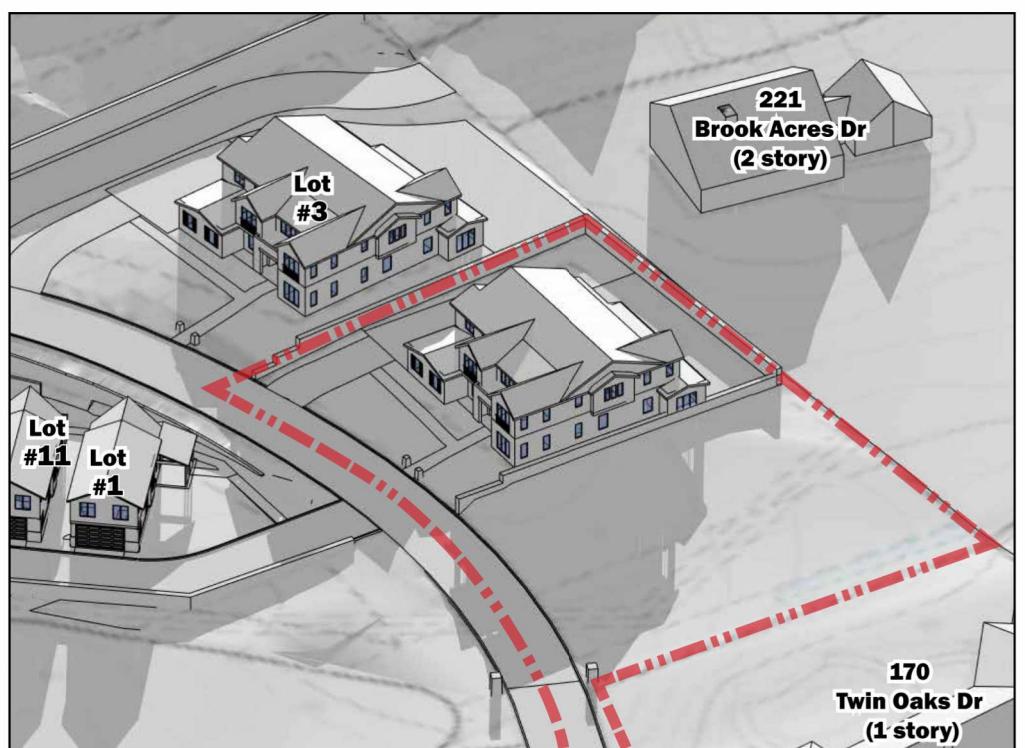
June 21st 9 AM



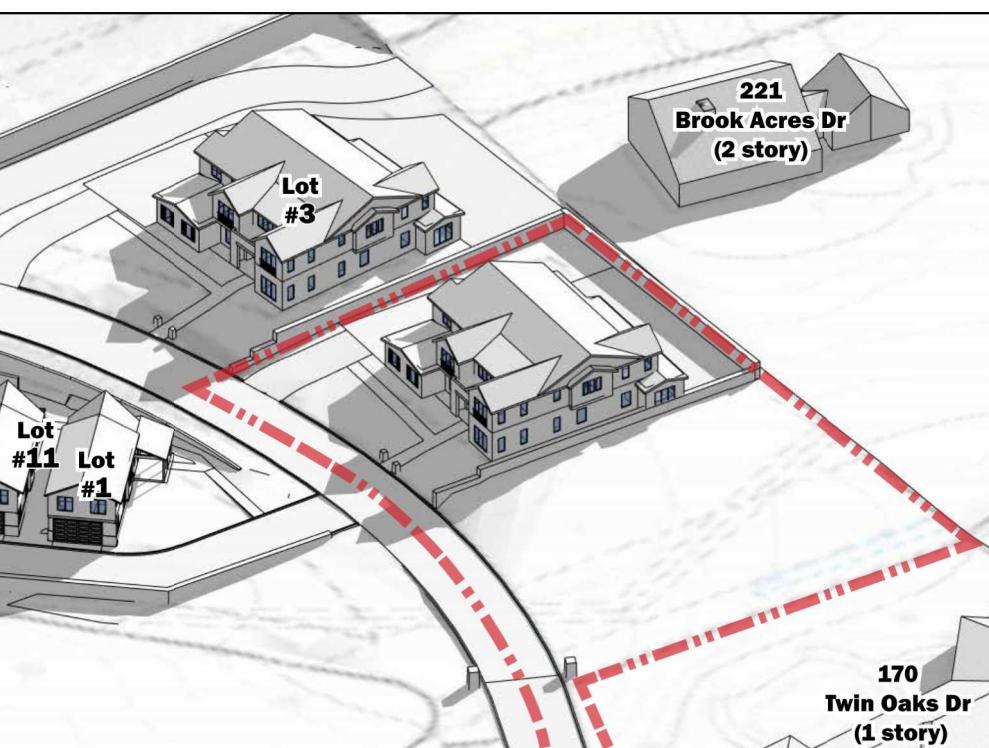
June 21st 12 PM



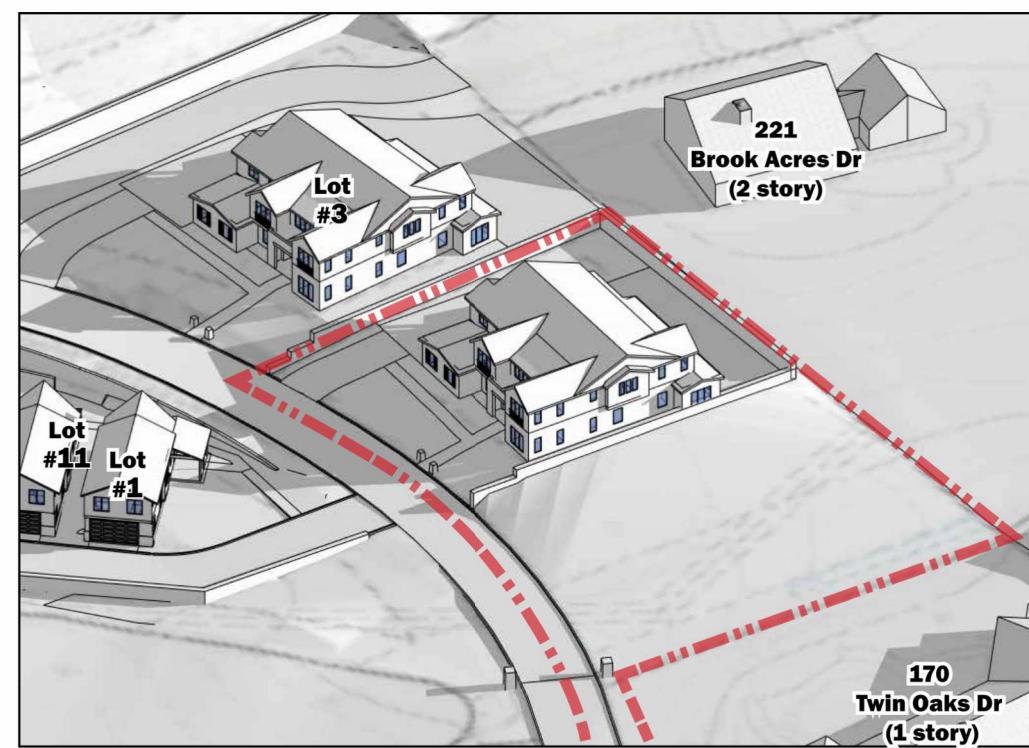
June 21st 3 PM



December 21st 9 AM



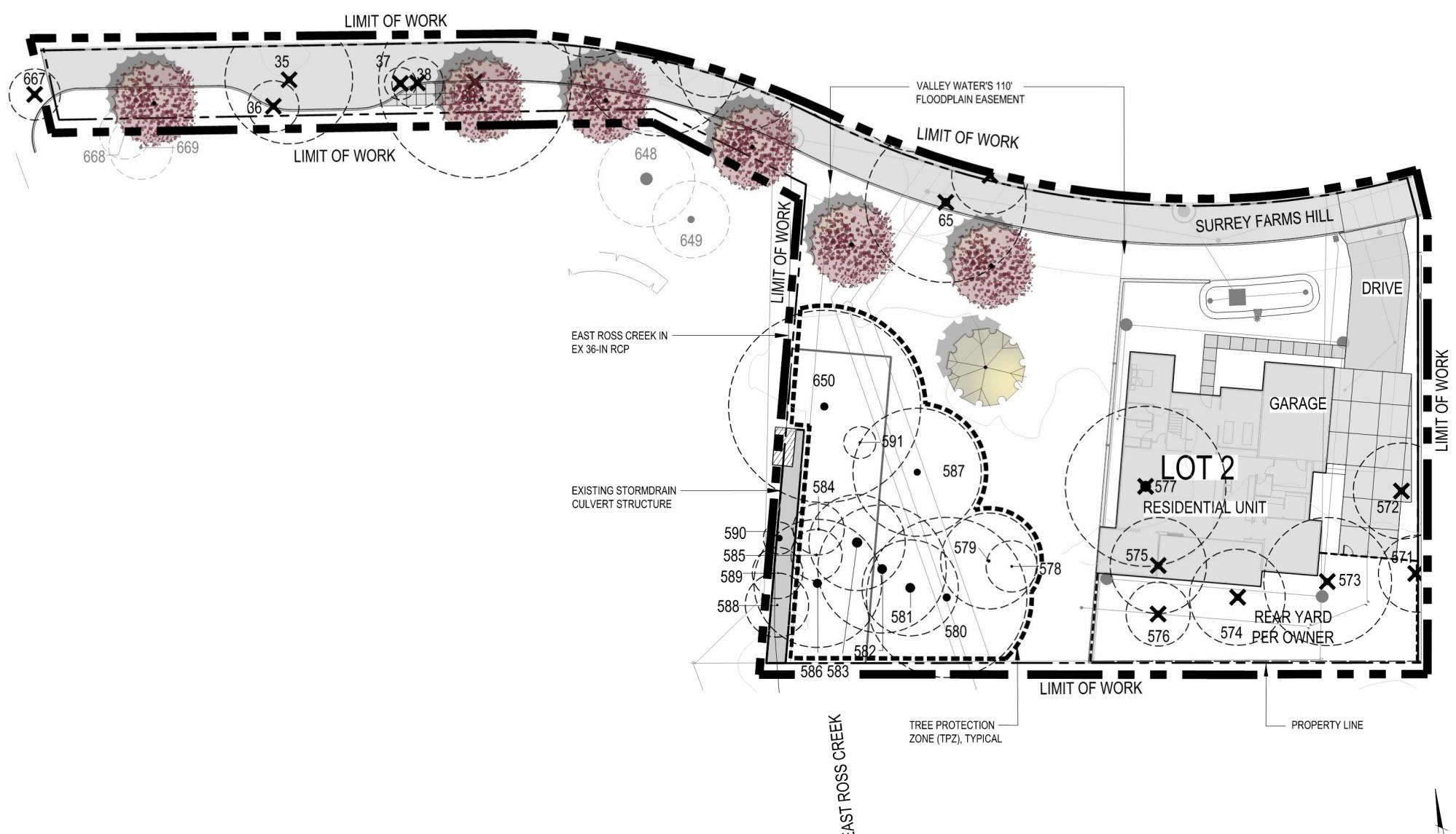
December 21st 12 PM



December 21st 3 PM

SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS DEVELOPMENT REVIEW PLAN SET

NOTES:																															
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE. 2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE. 3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.																															
EXISTING AND PROPOSED TREE LEGEND																															
<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>ON-SITE TREE TO REMAIN / PROTECT</td> <td>●</td> </tr> <tr> <td>TREE TO BE REMOVED</td> <td>✗</td> </tr> <tr> <td>OFF-SITE TREE TO REMAIN / PROTECT</td> <td>●</td> </tr> <tr> <td>TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)</td> <td>---</td> </tr> <tr> <td>PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND</td> <td></td> </tr> </tbody> </table>		DESCRIPTION	SYMBOL	ON-SITE TREE TO REMAIN / PROTECT	●	TREE TO BE REMOVED	✗	OFF-SITE TREE TO REMAIN / PROTECT	●	TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	---	PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND																			
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<ul style="list-style-type: none"> • IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY. • SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION. 																															
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7/25/2025	PER CITY COMMENTS																														
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3/31/2025	PER CITY COMMENTS																														
1/8/2025	PER CITY COMMENTS																														
NO DATE	DESCRIPTION																														
PROJECT NO:	418510																														
CAD DWG FILE:	418510CL - LOT 2.DWG																														
DESIGNED BY:	JN																														
DRAWN BY:	JN																														
CHECKED BY:	ST																														
DATE:	JUNE 6, 2025																														
SCALE:	1"=20'																														
© HMH																															
TREE MITIGATION AND PROTECTION PLAN																															
T-1																															



LOT 2
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	Species SPP	Rate To protected	Species Rate To						COND OVRL w	COND OVRL w	TPZ_FT_R	ADUS	DBH x15	Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	INSPECT_	Inspect_	Notes	SAVE, REMOVE OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*					
				SPREAD DBH_IN	SPREAD IRC_IN	HEIGHT_FT N/S_FT	Const Impact	NOTE	PROTECTED LARGE RATING																	PROTECTED HEALTH RATING	STRUCTURE OVRL RATING	ROOTB Const Impact	construction Numeronym	CRZ_FT_R
35	363	Pinus halepensis	X	22	69.1503838	37	36	36		X	4	4	4	No	M-G	4	4	11	27.5	HDD	22	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	REMOVE	4
36	537	Cupressus macrocarpa		7	21.99114858	25	12	15		X	4	4	4	No	P	1	2.5	3.5	8.75	HDD	7	#N/A	LOW	None	40136	41866	11:50:53	topped; root decay; roots cut	REMOVE	4
37		Ligustrum japonicum		4	12.56637061	15	12	12		X	3	3	3	No	G	5	4	2	5	HDD	4	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4
38	604	Quercus lobata		6	18.84955592	27	14	14		X	3	3	3	No	M	3	3	3	7.5	HDD	6	#N/A	MODERATE	None	40136	41866	11:50:53	basal decay	REMOVE	4
39		Quercus lobata	X	19	59.69026042	41	54	54		X	4	4	4	No	M	3	3.5	9.5	23.75	HDD	19	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4
65		Quercus agrifolia	X	30	94.24777961	37	35	45		X	5	4	4.5	No	G	5	4.75	15	37.5	HDD	30	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE	4
571	355	Quercus agrifolia	X	13	40.8407045	35	20	21		X	4	4	4	No	G	5	4.5	6.5	16.25	HDD	13	#N/A	HIGH						REMOVE	4
572	610	Quercus agrifolia	X	11	34.55751919	24	23	25		X	5	4	4.5	No	G	5	4.75	5.5	13.75	HDD	11	#N/A	HIGH						REMOVE	4
573	356	Quercus lobata	X	21	65.97344573	44	36	30	Dead Wood	X	3	3	3	No	M	3	3	10.5	26.25	HDD	21	#N/A	MODERATE						REMOVE	4
574		Quercus agrifolia	X	13	40.8407045	31	25	28	Dead Wood	X	4	4	4	No	G	5	4.5	6.5	16.25	HDD	13	#N/A	HIGH						REMOVE	4
575		Sambucus neomexicana	X	14	43.98229715	26	25	15	Previous Limb Failure	X	2	2	2	No	G	5	3.5	7	17.5	HDD	14	#N/A	HIGH						REMOVE	4
576		Quercus agrifolia	X	11	34.55751919	40	10	20		X	4	4	4	No	G	5	4.5	5.5	13.75	HDD	11	#N/A	HIGH						REMOVE	4
577	85	Quercus agrifolia	X	38	119.3805208	48	40	42		X	5	4	4.5	No	G	5	4.75	19	47.5	HDD	38	#N/A	HIGH						REMOVE	4
578		Quercus agrifolia		8	25.13274123	28	13	16	Crowded Growing Conditions	X	4	4	4	No	G	5	4.5	4	10	HDD	8	#N/A	HIGH						SAVE	Type 1
579	84	Sambucus neomexicana	X	10	31.4592654	31	27	23	Poor Tree Structure	X	2	2	2	No	G	5	3.5	5	12.5	HDD	10	#N/A	HIGH						SAVE	Type 1
580	82	Platanus racemosa	X	27	84.82300165	43	20	45	Sites of Decay	X	3	2	2.5	No	M-G	4	3.25	13.5	33.75	HDD	27	#N/A	MODERATE						SAVE	Type 1
581		Platanus racemosa	X	34	106.8141502	47	25	30		X	5	4	4.5	No	M-G	4	4.25	17	42.5	HDD	34	#N/A	HIGH						SAVE	Type 1
582		Platanus racemosa	X	34	106.8141502	60	26	40		X	5	4	4.5	No	M-G	4	4.25	17	42.5	HDD	34	#N/A	HIGH						SAVE	Type 1
583		Platanus racemosa	X	36	113.0973355	45	30	27		X	4	3	3.5	No	M-G	4	3.75	18	45	HDD	36	#N/A	HIGH						SAVE	Type 1
584		Calocedrus decurrens		7	21.99114858	26	10	12		X	4	4	4	No	M	3	3.5	3.5	8.75	HDD	7	#N/A	HIGH						SAVE	Type 1
585		Platanus racemosa		7	21.99114858	40	15	12		X	4	3	3.5	No	M-G	4	3.75	3.5	8.75	HDD	7	#N/A	HIGH						SAVE	Type 1
586		Platanus racemosa	X	31	97.38937226	50	40	40	Leaning Tree	X	4	3	3.5	No	M-G	4	3.75	15.5	38.75	HDD	31	#N/A	HIGH						SAVE	Type 1
587		Quercus lobata	X	23	72.25663103	65	38	36	Dead Wood	X	4	4	4	No	M	3	3.5	11.5	28.75	HDD	23	#N/A	HIGH						SAVE	Type 1
588		Sequoia sempervirens		5	15.70796327	30	18	18		X	5	4	4.5	No	G	5	4.75	2.5	6.25	HDD	5	#N/A	HIGH						SAVE	None
589		Quercus agrifolia		4	12.56637061	18	12	10		X	5	4	4.5	No	G	5	4.75	2	5	HDD	4	#N/A	HIGH						SAVE	None
590		Washingtonia robusta	X	22	69.1503838	40	10	10		X	5	4	4.5	No	G	5	4.75	11	27.5	HDD	22	#N/A	HIGH						SAVE	None
591		Prunus dulcis		7	21.99114858	20	10	6	Dead Wood	X	2	2	2	No	P-M	2	2	3.5	8.75	HDD	7	#N/A	LOW						SAVE	Type 1
650	299	Quercus agrifolia	X	28	87.9645943	62	60	40		X	5	5	5	No	G	5	5	14	35	HDD	28	#N/A	HIGH						SAVE	Type 1
667		Magnolia grandiflora		7	21.99114858	17	10	13	City Street Tree	X	2	2	2	No	M-G	4	3	3.5	8.75	HDD	7	#N/A	MODERATE						REMOVE	

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL

1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCED BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

PROJECT NO: 4185.10
CAD DWG FILE: 418510CL - LOT 2.DWG
DESIGNED BY: JN
DRAWN BY: JN
CHECKED BY: ST
DATE: JUNE 6, 2025
SCALE: NONE
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9/15/2025 PER CITY COMMENTS
7/25/2025 PER CITY COMMENTS
4/18/2025 PER CITY COMMENTS
3/31/2025 PER CITY COMMENTS
1/8/2025 PER CITY COMMENTS

T-2

PROJECT TS418510CL PLANNING (418510CL - LOT 2.DWG)



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131
HMHca.com

PLOTTED: 8/13/2025 8:51 AM

**SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET**

LOT 2

**TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE**

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	SUBJECT TREE							REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	SAVE, REMOVE, OFF-SITE
				CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS		
35	<i>Pinus halepensis</i>	Aleppo Pine	22.0	380.13	70	70	80	73%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 10,055.40	\$ 5,899	\$ 600.00	\$ 6,500	REMOVE
36	<i>Cupressus macrocarpa</i>	Monterey Cypress	7.0	38.48	70	70	80	73%	80%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 2,929.69	\$ 1,719	\$ 600.00	\$ 2,300	REMOVE
37	<i>Ligustrum japonicum</i>	Japanese Privet	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 199	\$ 600.00	\$ 800	REMOVE
38	<i>Quercus lobata</i>	Valley Oak	6.0	28.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 449	\$ 600.00	\$ 1,000	REMOVE
39	<i>Quercus lobata</i>	Valley Oak	19.0	283.53	70	70	80	73%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 7,500.00	\$ 4,400	\$ 600.00	\$ 5,000	REMOVE
65	<i>Quercus agrifolia</i>	Coast Live Oak	30.0	706.86	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 18,698.06	\$ 14,958	\$ 600.00	\$ 15,600	REMOVE
571	<i>Quercus agrifolia</i>	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 2,458	\$ 600.00	\$ 3,100	REMOVE
572	<i>Quercus agrifolia</i>	Coast Live Oak	11.0	95.03	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 2,011	\$ 600.00	\$ 2,600	REMOVE
573	<i>Quercus lobata</i>	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 9,162.05	\$ 4,581	\$ 600.00	\$ 5,200	REMOVE
574	<i>Quercus agrifolia</i>	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 2,458	\$ 600.00	\$ 3,100	REMOVE
575	<i>Sambucus neomexicana</i>	Blue Elderberry	14.0	153.94	30	30	30	30%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 11,718.75	\$ 3,516	\$ 600.00	\$ 4,100	REMOVE
576	<i>Quercus agrifolia</i>	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,760	\$ 600.00	\$ 2,400	REMOVE
577	<i>Quercus agrifolia</i>	Coast Live Oak	38.0	1134.12	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 30,000.00	\$ 24,000	\$ 600.00	\$ 24,600	REMOVE
578	<i>Quercus agrifolia</i>	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 931	\$ 600.00	\$ 1,500	SAVE
579	<i>Sambucus neomexicana</i>	Blue Elderberry	10.0	78.54	30	30	30	30%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 5,978.95	\$ 1,794	\$ 600.00	\$ 2,400	SAVE
580	<i>Platanus racemosa</i>	California Sycamore	27.0	572.56	50	30	70	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 15,145.43	\$ 7,573	\$ 600.00	\$ 8,200	SAVE
581	<i>Platanus racemosa</i>	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 24,016.62	\$ 19,213	\$ 600.00	\$ 19,800	SAVE
582	<i>Platanus racemosa</i>	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 24,016.62	\$ 19,213	\$ 600.00	\$ 19,800	SAVE
583	<i>Platanus racemosa</i>	California Sycamore	36.0	1017.88	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 26,925.21	\$ 17,053	\$ 600.00	\$ 17,700	SAVE
584	<i>Calocedrus decurrens</i>	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 713	\$ 600.00	\$ 1,300	SAVE
585	<i>Platanus racemosa</i>	California Sycamore	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 645	\$ 600.00	\$ 1,200	SAVE
586	<i>Platanus racemosa</i>	California Sycamore	31.0	754.77	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 19,965.37	\$ 12,645	\$ 600.00	\$ 13,200	SAVE
587	<i>Quercus lobata</i>	Valley Oak	23.0	415.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 10,990.30	\$ 7,693	\$ 600.00	\$ 8,300	SAVE
588	<i>Sequoia sempervirens</i>	Coast Redwood	5.0	19.64	90	70	80	80%	80%	100%	24" Box	4.75	17.72	\$ 300.00	\$ 16.93	\$ 332.41	\$ 213	\$ 600.00	\$ 800	SAVE
589	<i>Quercus agrifolia</i>	Coast Live Oak	4.0	12.57	90	70	80	80%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 213	\$ 600.00	\$ 800	SAVE
590	<i>Washingtonia robusta</i>	Mexican Fan Palm	22.0	380.13	90	70	80	80%	70%	100%	5' BTB	4.75	17.72	\$ 400.00	\$ 22.57	\$ 8,580.61	\$ 4,805	\$ 600.00	\$ 5,400	SAVE
591	<i>Prunus dulcis</i>	Almond	7.0	38.48	30	30	30	30%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 2,929.69	\$ 879	\$ 600.00	\$ 1,500	REMOVE
650	<i>Quercus agrifolia</i>	Coast Live Oak	28.0	615.75	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 16,288.09	\$ 14,659	\$ 600.00	\$ 15,300	SAVE
667	<i>Magnolia grandiflora</i>	Southern Magnolia	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 244	\$ 600.00	\$ 800	REMOVE

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION

PROJECT NO: 4185.10
CAD DWG FILE: 418510CL - LOT 2.DWG

TREE PROTECTION NOTES

SITE PREPARATION:

ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:

ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:

ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BEHIND ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BEHIND THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAINED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:

AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:

UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

- CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
- ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY PD PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
- ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.

TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.

TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.

TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE—THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS.

(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLEING AND ANY OTHER WORK IF SPECIFIED.

(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)-PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (*MORUS ALBA*) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

Type I Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5" x 11" covered warning signs at each tree.

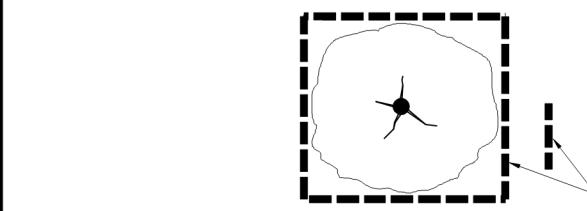
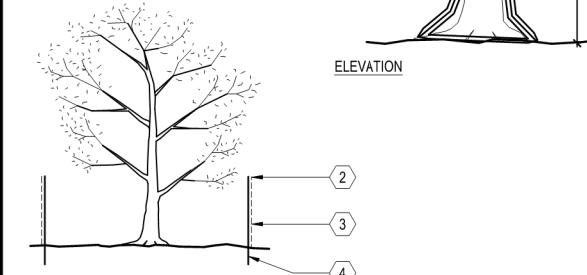
Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

Type III Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

NOTES:
 1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
 2. WHEN CONSTRUCTION IS TO TAKE PLACE BEHIND A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
 3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BEHIND CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

- SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BEHIND THE CANOPY.
- TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
- 6' CHAIN LINK OR WELDED WIRE MESH
- 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
- FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
 SCALE: NOT TO SCALE

SURVEY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS DEVELOPMENT REVIEW PLAN SET

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION

TREE PROTECTION FENCING DETAIL AND NOTES

SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS DEVELOPMENT REVIEW PLAN SET



70 Oakland Road
San Jose, CA 95131

CONSTRUCTION LEGEND	
SYMBOL	DESCRIPTION
— — — — —	6' CLEAR VIEW FENCE
— — — — —	RETAINING WALL
— — — — —	6' CLEAR VIEW FENCE ON RETAINING WALL
— — — — —	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

TREE LEGEND	BOTANICAL NAME
	ARBITUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOHTHUS 'CONCHA'
	CEANOHTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND	
SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

SYMBOL	BOTANICAL NAME	PRO C DE DR CH
•	JUNCUS PATENS	CERRO VISTA COURT

A site plan showing a central circular area surrounded by twelve parcels of land, each labeled with a name. The parcels are: LOT 1 (bottom left), LOT 2 (bottom center), LOT 3 (bottom right), LOT 4 (center left), LOT 5 (center top left), LOT 6 (center top), LOT 7 (center top right), LOT 8 (center right), LOT 9 (center bottom right), LOT 10 (top right), LOT 11 (center bottom left), and LOT 12 (top left). The parcels are irregular shapes, and the central area is also irregular.



SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS

DEVELOPMENT REVIEW PLAN SET

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND Hardscape SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

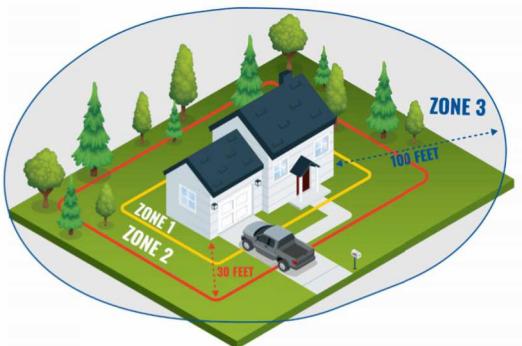
LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF Hardscape OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2-3.5"

48" BOX: 3.5-5"

60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	PERCENTAGE OF ET ₀
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW EXPECTED MATURE SIZE	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
6	ARUBITUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X		
0	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X	
0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X	
0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK			
1	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM			
0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X		
0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X		
SHRUBS									
23	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X		
12	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L				
4	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X		
22	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X	
8	CEANOOTHUS 'CONCHA' *	CONCHA CEANOOTHUS	1 GALLON	6' X 8'	L		X		
0	CEANOOTHUS 'DARK STAR' *	DARK STAR CEANOOTHUS	1 GALLON	5' X 6'	L		X		
16	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X	
6	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X		
6	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L				
26	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L		X		
26	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L		X		
26	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L				
2	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X		
6	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM	X		
12	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L				
GROUNDCOVERS									
					SPREAD	SPACING			
	ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'	SET @ 36" O.C.	X			
	DECORATIVE GRAVEL								
	SLOPE STABILIZING - NATIVE HYDROSEED HYDROSEED								
BIOTREATMENT									
					SPREAD				
57	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'					

NOTES:

- * NATIVE PLANT
- ** ADAPTIVE PLANT
- BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
- TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

PLANTING LEGEND AND NOTES

SURREY FARMS ESTATES

TWIN OAKS DRIVE, LOS GATOS

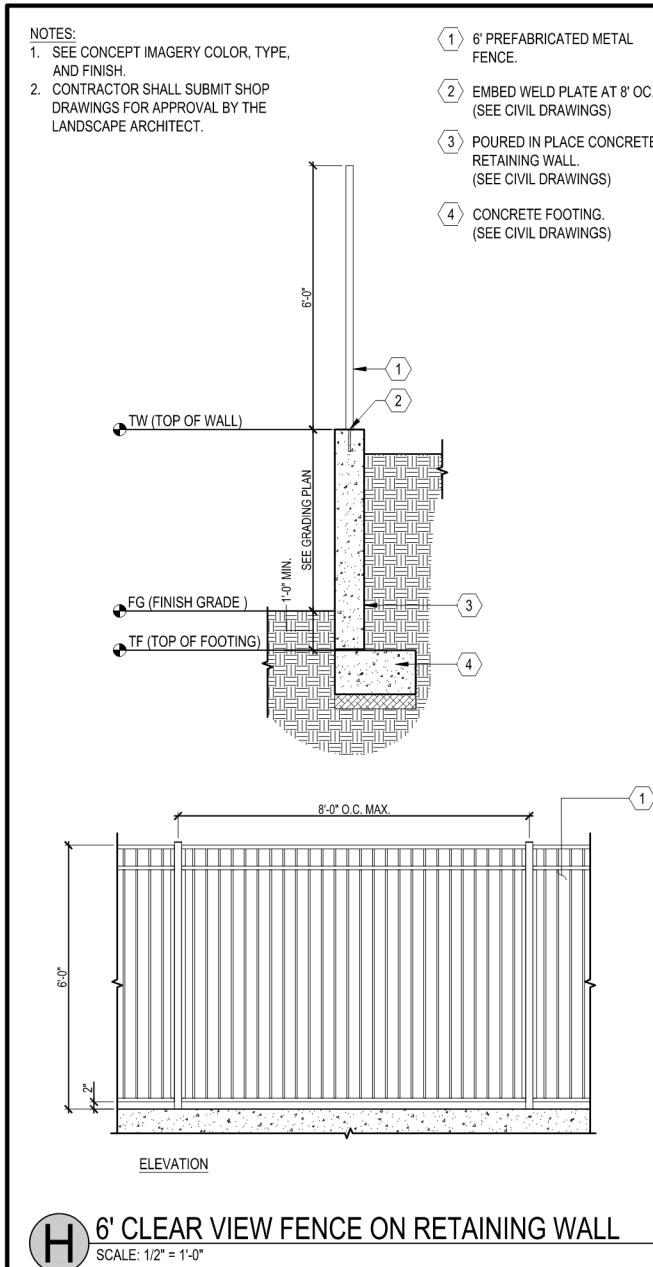
DEVELOPMENT REVIEW PLAN SET

DATE	DESCRIPTION
15/2025	PER CITY COMMENTS
25/2025	PER CITY COMMENTS
18/2025	PER CITY COMMENTS
31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
DATE	DESCRIPTION
ECT NO:	4185.10
DWG FILE:	418510CL - LOT 2.DWG
INED BY:	HMH
IN BY:	HMH
KED BY:	ST
	JUNE 6, 2025
E:	NONE
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LANDSCAPE DETAILS

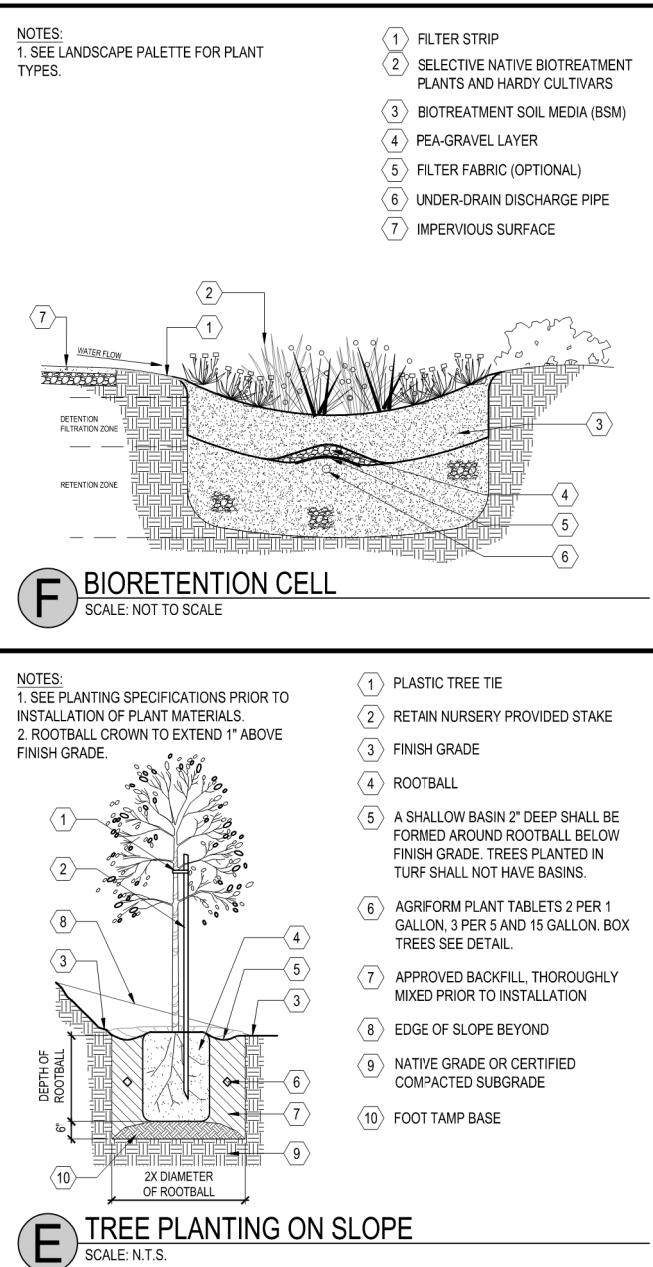
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PROJECTS\418510\ANNING\418510C1 - 101 2 DWG

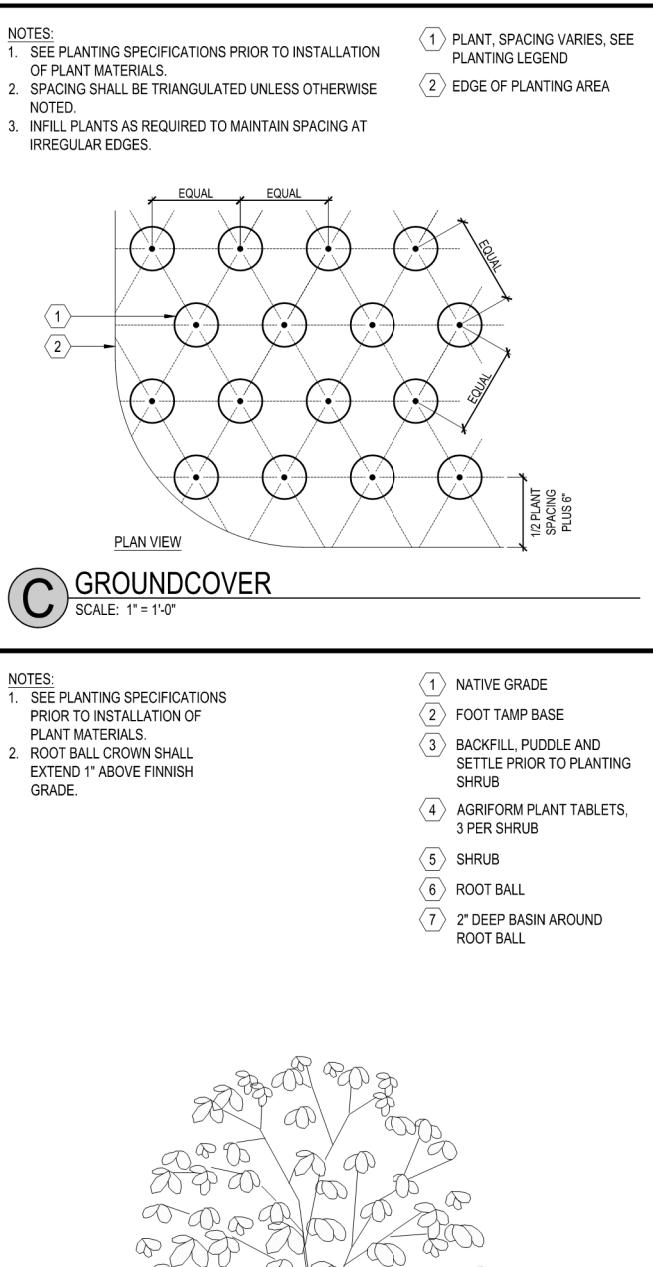


H 6' CLEAR VIEW FENCE ON RETAINING WALL

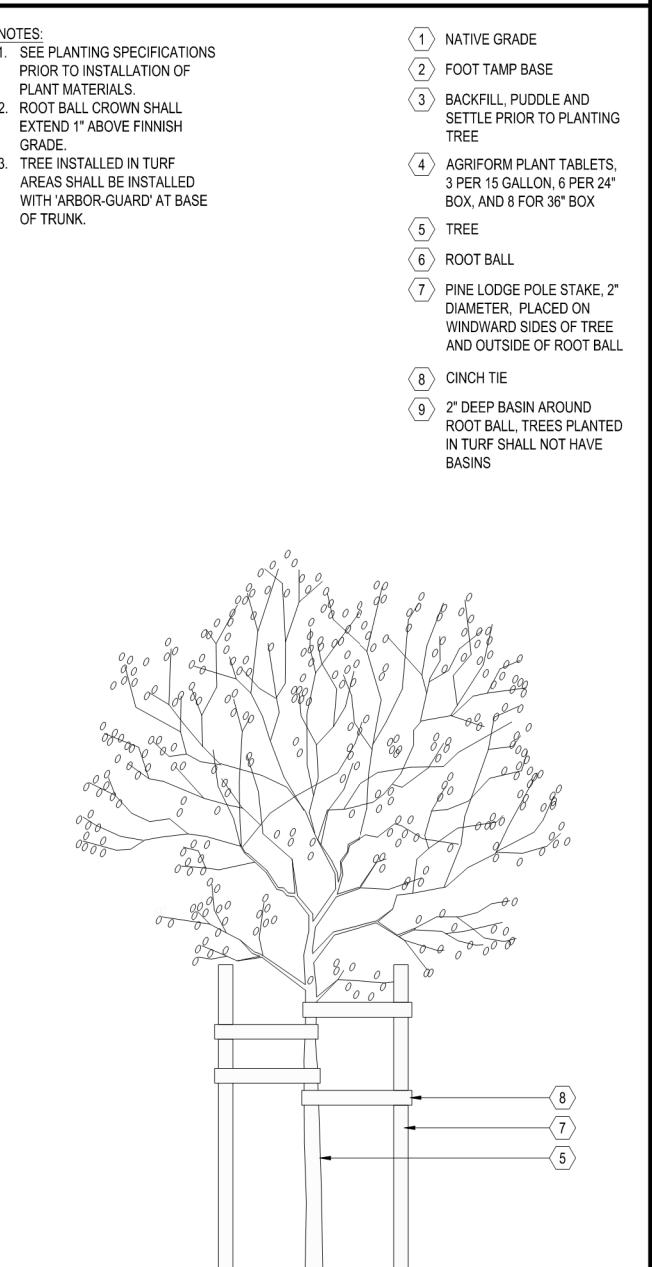
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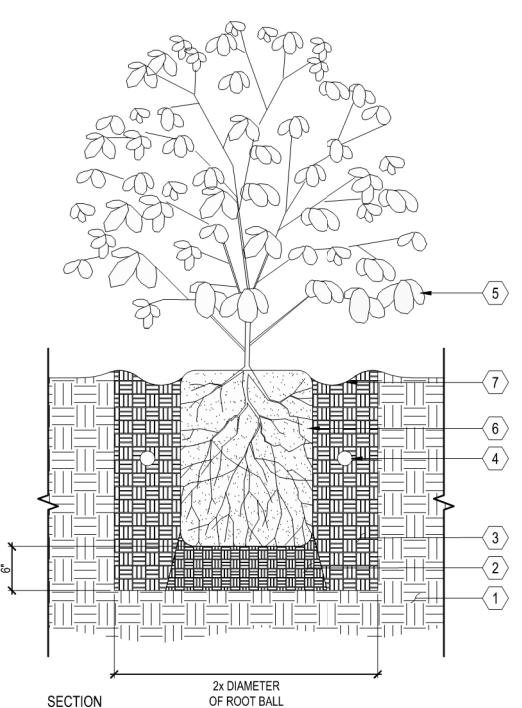
E TREE PLANTING ON SLOPE



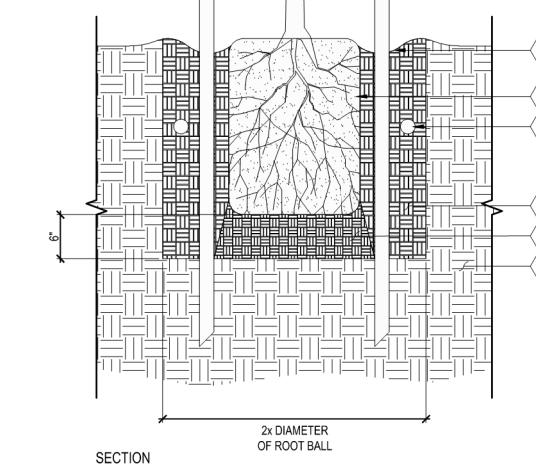
C GROUNDCOVER



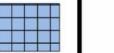
A TREE



SHRUB



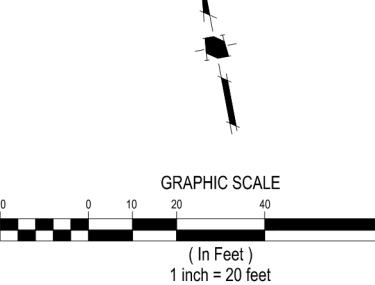
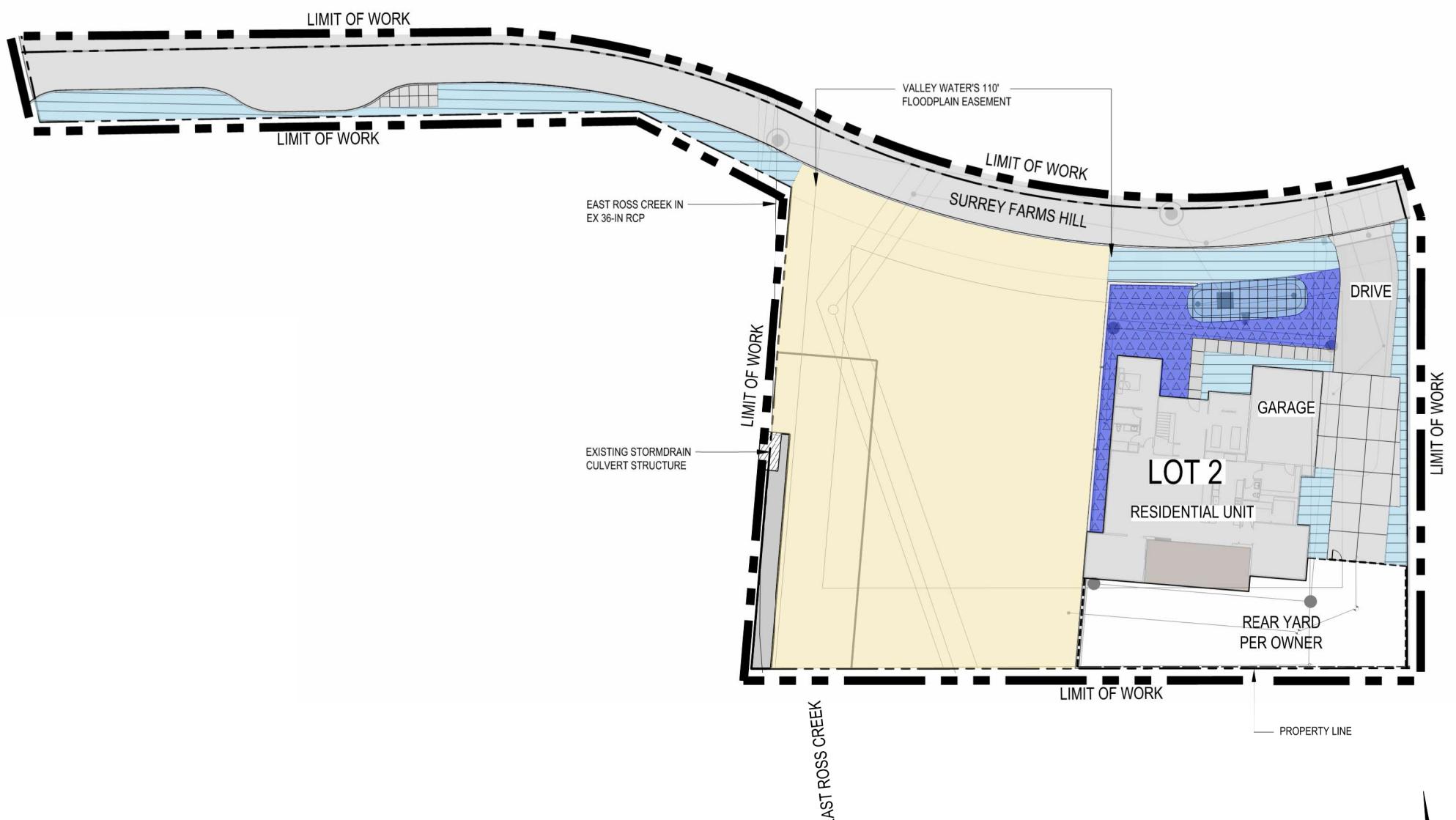
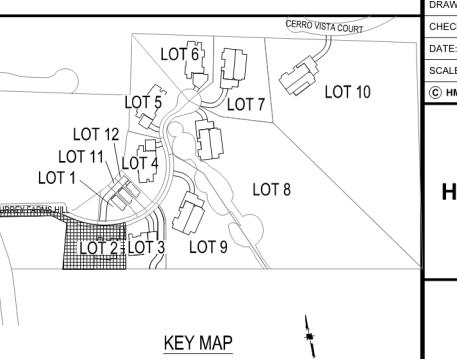
A TREE

HYDROZONE LEGEND	
DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

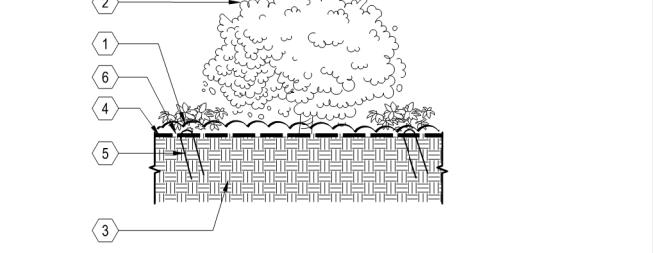
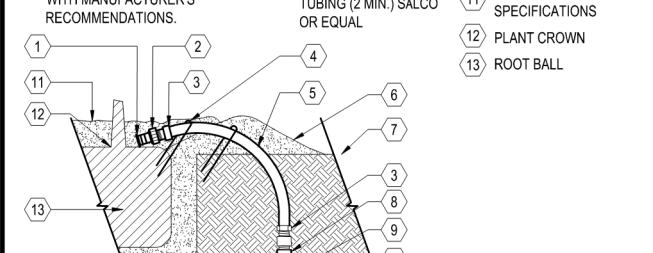
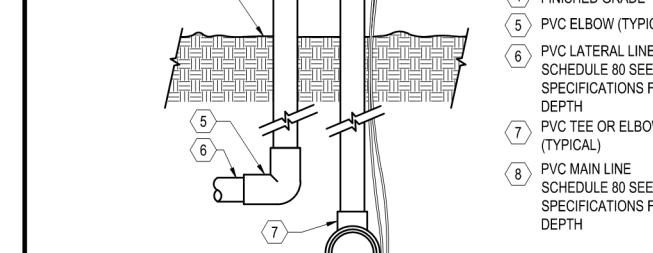
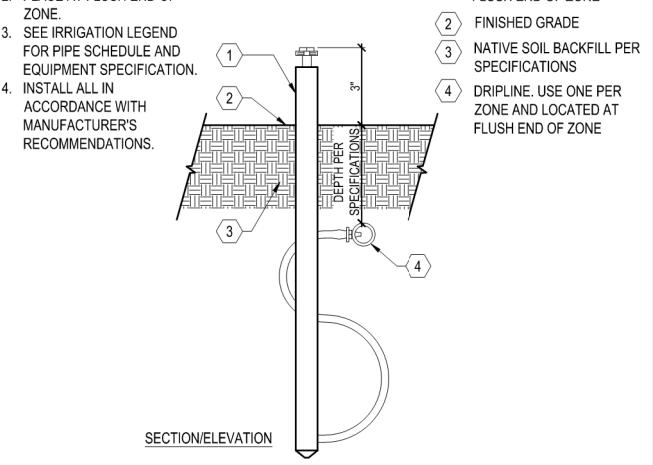
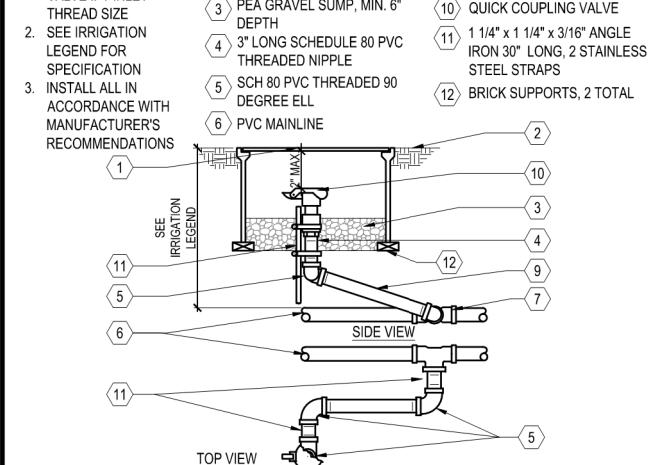
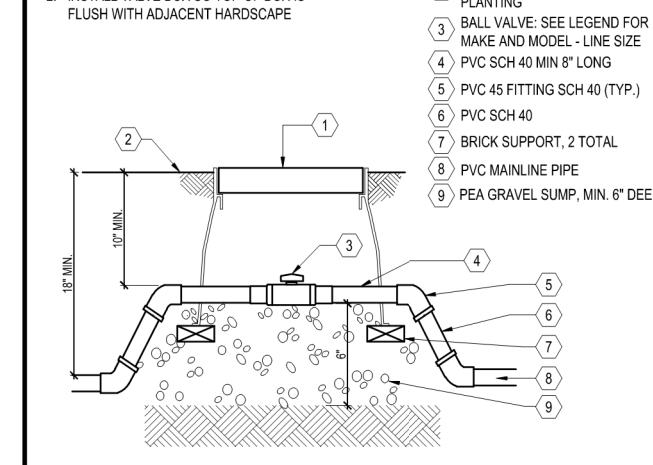
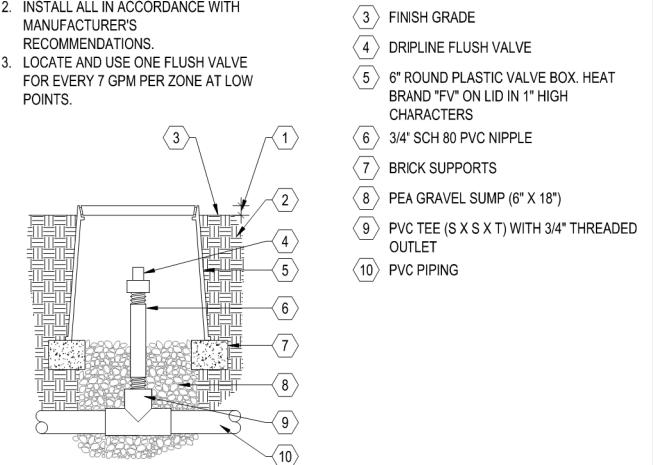
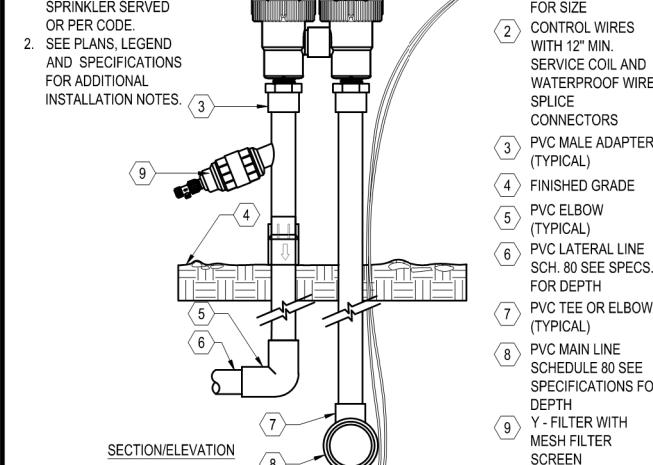
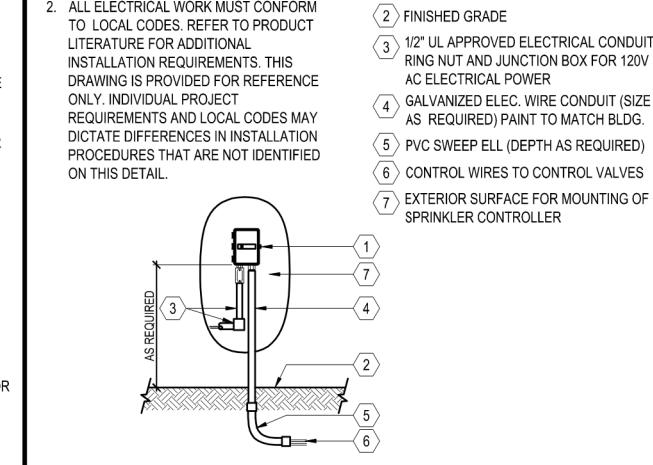
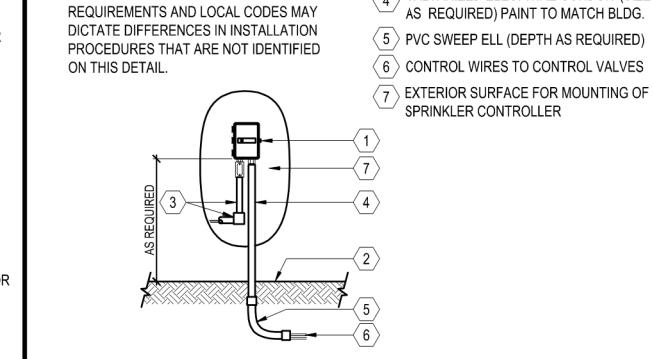
NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
 - B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
 - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
 - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
 - E. HYDROZONE INFORMATION TABLE.
 - F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	
HYDROZONE PLAN	
KEY MAP	
10.3	



SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS DEVELOPMENT REVIEW PLAN SET

<p>I DRIPLINE INSTALLED ON GRADE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS</p>	<p>F ON GRADE TREE BUBBLER</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER. 2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH. 3. SEE IRRIGATION LEGEND FOR SPECIFICATION. 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p>	<p>C ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE. 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.</p>
<p>H DRIPLINE OPERATION INDICATOR</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. USE ONE OPERATION INDICATOR PER ZONE. 2. PLACE AT FLUSH END OF ZONE. 3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION. 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p>	<p>E QUICK COUPLING VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE 2. SEE IRRIGATION LEGEND FOR SPECIFICATION 3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS</p>	<p>B BALL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX 2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDCAPE</p>
<p>J DRIPLINE CENTER - FEED LAYOUT</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS 3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH</p>	<p>G DRIPLINE FLUSH VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION. 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.</p>	<p>D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE. 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.</p>
		<p>A WALL MOUNT CONTROLLER</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. VERIFY LOCATION WITH PROJECT ELECTRICIAN. 2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.</p>



G LITTER AND RECYCLE RECEPTACLE
COLOR SHALL BE MUSHROOM TEXTURE



F MAILBOX CLUSTERS
SHALL HAVE 65^{1/8}" HEIGHT x 33^{1/8}" WIDTH x 21^{3/8}" DEPTH (WITHOUT CAP)
COLOR SHALL BE STANDSTONE



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND Hardscape
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



B PLANTING PALETTE
CEANOTHUS 'CONCHA'
CAREX DIVULSA



A PERMEABLE PAVERS

**SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET**

9/15/2025	PER CITY COMMENTS
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4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO	DATE
	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
C	HMHC

CONCEPT IMAGERY



FRONT PORCH WALL MOUNT LIGHT



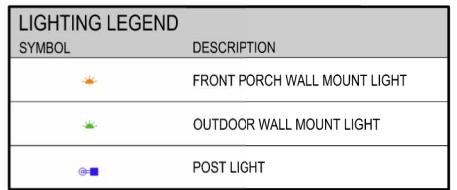
OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING
SCALE: NONE

SCALE: NONE



SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTRAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

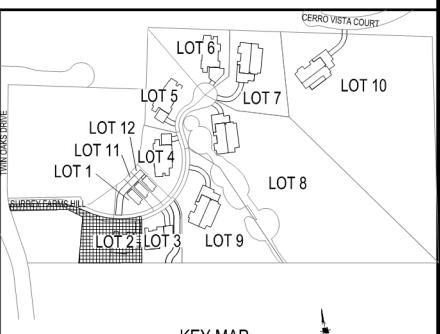
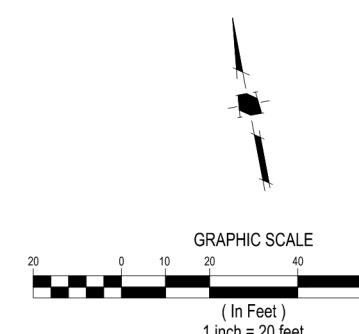
1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.
2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS

DEVELOPMENT REVIEW PLAN SET

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DRAWN BY:		JN
CHECKED BY:		ST
DATE:	JUNE 6, 2025	
SCALE:	1"=20'	
(C) HMM		

CONCEPTUAL LIGHTING PLAN



P1